

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2006) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2007 Commission Summary

72 Polk

Residential Real Property - Current

Number of Sales		146	COD	21.15
Total Sales Price	\$	8667400	PRD	108.61
Total Adj. Sales Price	\$	8647400	COV	31.61
Total Assessed Value	\$	8038080	STD	31.91
Avg. Adj. Sales Price	\$	59228.77	Avg. Abs. Dev.	20.79
Avg. Assessed Value	\$	55055.34	Min	35.60
Median		98.31	Max	255.90
Wgt. Mean		92.95	95% Median C.I.	93.35 to 99.83
Mean		100.96	95% Wgt. Mean C.I.	89.41 to 96.49
			95% Mean C.I.	95.78 to 106.13
% of Value of the Class of all Real Property Value in the County				18.12
% of Records Sold in the Study Period				6.45
% of Value Sold in the Study Period				7.51
Average Assessed Value of the Base				47,254

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	146	98.31	21.15	108.61
2006	134	97.71	17.20	109.05
2005	140	97.00	14.12	107.54
2004	141	98.14	16.66	107.02
2003	149	99	11.13	102.65
2002	152	98	7.07	101.49
2001	139	99	9.34	103.77

2007 Commission Summary

72 Polk

Commercial Real Property - Current

Number of Sales	16	COD	13.04
Total Sales Price	\$ 397934	PRD	98.65
Total Adj. Sales Price	\$ 367184	COV	20.28
Total Assessed Value	\$ 327240	STD	17.83
Avg. Adj. Sales Price	\$ 22949.00	Avg. Abs. Dev.	12.32
Avg. Assessed Value	\$ 20452.50	Min	37.50
Median	94.55	Max	103.45
Wgt. Mean	89.12	95% Median C.I.	75.13 to 102.30
Mean	87.91	95% Wgt. Mean C.I.	81.58 to 96.66
		95% Mean C.I.	78.41 to 97.41
% of Value of the Class of all Real Property Value in the County			5.11
% of Records Sold in the Study Period			5.1
% of Value Sold in the Study Period			1.08
Average Assessed Value of the Base			96,193

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	16	94.55	13.04	98.65
2006	18	96.30	10.36	101.79
2005	20	99.16	10.92	107.23
2004	17	98.26	22.54	114.68
2003	15	96	7.57	104.43
2002	20	97	7.27	103.35
2001	15	94	25.52	109.82

2007 Commission Summary

72 Polk

Agricultural Land - Current

Number of Sales	66	COD	15.09
Total Sales Price	\$ 16153865	PRD	100.42
Total Adj. Sales Price	\$ 16135865	COV	19.74
Total Assessed Value	\$ 11943310	STD	14.68
Avg. Adj. Sales Price	\$ 244482.80	Avg. Abs. Dev.	11.06
Avg. Assessed Value	\$ 180959.24	Min	35.83
Median	73.30	Max	109.58
Wgt. Mean	74.02	95% Median C.I.	69.43 to 76.40
Mean	74.33	95% Wgt. Mean C.I.	70.28 to 77.75
		95% Mean C.I.	70.79 to 77.87
% of Value of the Class of all Real Property Value in the County			78.07
% of Records Sold in the Study Period			2.29
% of Value Sold in the Study Period			3.92
Average Assessed Value of the Base			160,015

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	66	73.30	15.09	100.42
2006	68	75.03	21.56	107.04
2005	60	79.43	13.58	103.98
2004	62	77.23	15.87	102.34
2003	61	76	10.86	102.05
2002	48	75	12.8	101.45
2001	57	74	16.69	101.59

2007 Opinions of the Property Tax Administrator for Polk County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Polk County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Polk County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Polk County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Polk County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Polk County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Polk County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



Catherine D. Lang

Catherine D. Lang

Property Tax Administrator

**2007 Correlation Section
for Polk County**

Residential Real Property

I. Correlation

RESIDENTIAL: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve an acceptable level of assessment for this class of property. Other comments are summarized in each of the following subcategories. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Polk County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	251	146	58.17
2006	244	134	54.92
2005	252	140	55.56
2004	242	141	58.26
2003	221	149	67.42
2002	216	152	70.37
2001	206	139	67.48

RESIDENTIAL: The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type. This level of usability has stabilized over the past three years. Yet this still indicates that the measurements of this class of property were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. And due to a change in the practice of no longer trying to rebuild sales that have been significantly changed since the sale and to coding these sales as non usable has significantly affected this measurement.

**2007 Correlation Section
for Polk County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Polk County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	93.46	5.92	99	98.31
2006	98.10	-0.61	97.5	97.71
2005	96.10	1.3	97.35	97.00
2004	98.35	0.14	98.49	98.14
2003	99	2.13	101.11	99
2002	99	1.78	100.76	98
2001	89	16.5	103.69	99

RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are very similar and support each other.

2007 Correlation Section for Polk County

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Polk County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.99	2007	5.92
-0.61	2006	-0.61
1.15	2005	1.3
-0.19	2004	0.14
2.11	2003	2.13
2.2	2002	1.78
18.54	2001	16.5

RESIDENTIAL: The percent change for this class of property is not a significant amount of change. Having a difference between these two measurements supports the actions of the assessor's office.

2007 Correlation Section for Polk County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Polk County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	98.31	92.95	100.96

RESIDENTIAL: As demonstrated by the above table there is a spread between the median and the weighted mean. The median level of value is within the acceptable range but the low weighted mean is indicating that the total value of this class or subclasses within maybe undervalued. The median represents the best indicator of the level of value for this county.

**2007 Correlation Section
for Polk County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	21.15	108.61
Difference	6.15	5.61

RESIDENTIAL: The coefficient of dispersion and the price-related differential on the qualified sales are significantly outside the acceptable range. The low weighted mean indicated in Table V is also reflected in a high PRD and may indicate that the higher valued properties may (on the average) be under assessed or the lower valued properties maybe over assessed.

**2007 Correlation Section
for Polk County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	146	146	0
Median	93.46	98.31	4.85
Wgt. Mean	88.21	92.95	4.74
Mean	98.80	100.96	2.16
COD	24.99	21.15	-3.84
PRD	112.00	108.61	-3.39
Min Sales Ratio	35.60	35.60	0
Max Sales Ratio	255.90	255.90	0

RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section
for Polk County**

Commerical Real Property

I. Correlation

COMMERCIAL: In this property class the level of value has been attained. But it is difficult for properties in this class to be treated proportionately do to the great variance with in this class of property and the limited number of sales that occur. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Polk County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	35	16	45.71
2006	40	18	45
2005	39	20	51.28
2004	32	17	53.12
2003	31	15	48.39
2002	35	20	57.14
2001	27	15	55.56

COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**2007 Correlation Section
for Polk County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Polk County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	94.55	1.22	95.71	94.55
2006	99.16	-1.02	98.15	96.30
2005	100.85	-0.82	100.03	99.16
2004	98.26	-0.36	97.91	98.26
2003	96	0.8	96.77	96
2002	92	9.45	100.69	97
2001	94	0.41	94.39	92

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are somewhat similar and still support each other.

2007 Correlation Section for Polk County

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Polk County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	1.22
-5.65	2006	-1.02
23.82	2005	-0.82
0	2004	-0.36
0	2003	0.8
65.6	2002	9.45
0	2001	0.41

COMMERCIAL: The percent change for this class of property is not a significant amount of change. Having a difference between these two measurements supports the actions of the assessor's office.

2007 Correlation Section for Polk County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Polk County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	94.55	89.12	87.91

COMMERCIAL: The median measure of central tendency illustrated in the above table is within acceptable range. But the weighted mean ratio and the mean ratio for this class of property is not in line with the median and not within the acceptable range. Because there are a limited number of qualified sales this situation tends to allow the outlying sales to contribute a much greater (negative) impact on the weighted mean and mean that it will on the median. With this information the median is the most reliable measure of the level of value for this class of property.

**2007 Correlation Section
for Polk County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	13.04	98.65
Difference	0	0

COMMERCIAL: The coefficient of dispersion and the price-related differential on the qualified sales is within the acceptable range.

**2007 Correlation Section
for Polk County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	16	16	0
Median	94.55	94.55	0
Wgt. Mean	89.12	89.12	0
Mean	87.91	87.91	0
COD	13.04	13.04	0
PRD	98.65	98.65	0
Min Sales Ratio	37.50	37.50	0
Max Sales Ratio	103.45	103.45	0

COMMERCIAL: The above statistics support the actions of the assessor for this class of property for this assessment year. Nothing was changed between the preliminary and the final reports.

**2007 Correlation Section
for Polk County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The actions taken by the assessor are supported by the statistics. This county has met the criteria to maintain an acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Polk County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	155	66	42.58
2006	133	68	51.13
2005	110	60	54.55
2004	115	62	53.91
2003	113	61	53.98
2002	104	48	46.15
2001	102	57	55.88

AGRICULTURAL UNIMPROVED: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**2007 Correlation Section
for Polk County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Polk County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	67.10	12.84	75.71	73.30
2006	72.15	6.13	76.58	75.03
2005	79.05	2.27	80.85	79.43
2004	77.19	0.86	77.85	77.23
2003	71	6.15	75.37	76
2002	71	4.86	74.45	75
2001	74	0.52	74.38	74

AGRICULTURAL UNIMPROVED: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are somewhat similar and support each other. Though this difference is almost 2.5 percent the change in the assessed value may be due to irrigated land class that was increased by a significant amount. The irrigated land in the county is the significant value for the agricultural property type and a change could be disproportionately distributed between the sales file and the population.

2007 Correlation Section for Polk County

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Polk County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
10.74	2007	12.84
7.51	2006	6.13
0.15	2005	2.27
0.33	2004	0.86
4.11	2003	6.15
5.27	2002	4.86
0	2001	0.52

AGRICULTURAL UNIMPROVED: The percent change for this property type is within reason.

2007 Correlation Section for Polk County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Polk County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	73.30	74.02	74.33

AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median, the weighted mean and the mean for the qualified sales file are within the acceptable range for the level of value. With this information the median is the most reliable measure of the level of value for this class of property.

**2007 Correlation Section
for Polk County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	15.09	100.42
Difference	0	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price-related differential on the qualified sales is within the acceptable range.

**2007 Correlation Section
for Polk County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	65	66	1
Median	67.10	73.30	6.2
Wgt. Mean	67.11	74.02	6.91
Mean	69.05	74.33	5.28
COD	16.68	15.09	-1.59
PRD	102.89	100.42	-2.47
Min Sales Ratio	35.42	35.83	0.41
Max Sales Ratio	108.20	109.58	1.38

AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the action taken for this assessment year.

**2007 County Abstract of Assessment for Real Property, Form 45 Compared with the
2006 Certificate of Taxes Levied (CTL)**

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	94,182,935	100,955,895	6,772,960	7.19	825,025	6.32
2. Recreational	5,987,515	6,075,265	87,750	1.47	101,470	-0.23
3. Ag-Homesite Land, Ag-Res Dwellings	46,817,625	59,966,930	13,149,305	28.09	*-----	28.09
4. Total Residential (sum lines 1-3)	146,988,075	166,998,090	20,010,015	13.61	926,495	12.98
5. Commercial	28,939,245	29,311,175	371,930	1.29	11,275	1.25
6. Industrial	643,610	893,280	249,670	38.79	248,670	0.16
7. Ag-Farmsite Land, Outbuildings	23,965,815	25,654,275	1,688,460	7.05	1,465,405	0.93
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	53,548,670	55,858,730	2,310,060	4.31	259,945	3.83
10. Total Non-Agland Real Property	200,536,745	222,856,820	22,320,075	11.13	2,651,845	9.81
11. Irrigated	292,344,000	345,064,930	52,720,930	18.03		
12. Dryland	71,925,400	69,144,215	-2,781,185	-3.87		
13. Grassland	25,286,110	25,406,920	120,810	0.48		
14. Wasteland	5340	5,300	-40	-0.75		
15. Other Agland	537,170	561,070	23,900	4.45		
16. Total Agricultural Land	390,098,020	440,182,435	50,084,415	12.84		
17. Total Value of All Real Property (Locally Assessed)	590,634,765	663,039,255	72,404,490	12.26	2,651,845	11.81

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	146	MEDIAN:	98	COV:	31.61	95% Median C.I.:	93.35 to 99.83
TOTAL Sales Price:	8,667,400	WGT. MEAN:	93	STD:	31.91	95% Wgt. Mean C.I.:	89.41 to 96.49
TOTAL Adj.Sales Price:	8,647,400	MEAN:	101	AVG.ABS.DEV:	20.79	95% Mean C.I.:	95.78 to 106.13
TOTAL Assessed Value:	8,038,080						
AVG. Adj. Sales Price:	59,228	COD:	21.15	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	55,055	PRD:	108.61	MIN Sales Ratio:	35.60		

Printed: 03/28/2007 11:18:28

DATE OF SALE *

DATE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	18	98.00	99.17	94.13	17.22	105.35	64.89	169.85	83.23 to 106.90	86,166	81,107
10/01/04 TO 12/31/04	15	93.33	88.94	93.96	16.28	94.65	35.60	115.60	75.73 to 102.90	52,026	48,886
01/01/05 TO 03/31/05	18	103.20	110.75	107.66	14.39	102.87	77.14	161.23	99.18 to 124.35	36,297	39,076
04/01/05 TO 06/30/05	14	103.40	108.34	93.01	21.92	116.49	69.31	255.90	80.18 to 111.21	51,742	48,124
07/01/05 TO 09/30/05	21	97.26	95.30	89.42	18.92	106.57	67.84	154.76	75.33 to 109.09	64,545	57,718
10/01/05 TO 12/31/05	21	98.31	102.19	88.39	29.87	115.62	49.22	243.25	73.44 to 104.09	69,071	61,049
01/01/06 TO 03/31/06	12	90.81	94.66	87.81	19.78	107.79	62.27	150.80	75.49 to 112.09	59,525	52,271
04/01/06 TO 06/30/06	27	97.37	104.70	94.95	24.51	110.28	62.22	191.50	83.55 to 115.13	52,518	49,864
____Study Years____											
07/01/04 TO 06/30/05	65	99.83	101.99	96.26	17.70	105.96	35.60	255.90	96.11 to 103.53	57,063	54,928
07/01/05 TO 06/30/06	81	97.26	100.13	90.47	23.76	110.67	49.22	243.25	86.00 to 98.78	60,966	55,157
____Calendar Yrs____											
01/01/05 TO 12/31/05	74	99.56	103.48	92.53	21.91	111.83	49.22	255.90	97.26 to 103.27	56,536	52,314
____ALL____											
	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAKE	20	91.03	93.34	89.49	21.31	104.30	63.12	158.34	73.75 to 104.17	47,020	42,079
OSCEOLA	35	97.38	102.31	86.84	24.40	117.81	56.06	243.25	85.04 to 109.09	51,941	45,106
POLK	12	92.92	102.29	95.10	25.83	107.57	59.20	191.50	77.14 to 122.84	31,375	29,836
RURAL	21	99.65	101.50	98.99	5.81	102.53	69.86	135.03	98.31 to 104.09	112,523	111,389
SHELBY	20	95.06	94.94	91.63	15.91	103.61	49.22	154.76	83.87 to 99.83	48,197	44,165
STROMSBURG	38	97.17	106.16	93.21	29.16	113.89	35.60	255.90	83.23 to 111.21	57,515	53,611
____ALL____											
	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	105	96.78	102.30	90.89	24.60	112.55	35.60	255.90	88.27 to 99.96	50,895	46,260
2	2	107.29	107.29	106.75	5.11	100.50	101.80	112.77	N/A	116,500	124,360
3	39	98.78	97.02	95.49	13.26	101.60	63.12	158.34	97.07 to 102.03	78,728	75,180
____ALL____											
	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	146	MEDIAN:	98	COV:	31.61	95% Median C.I.:	93.35 to 99.83
TOTAL Sales Price:	8,667,400	WGT. MEAN:	93	STD:	31.91	95% Wgt. Mean C.I.:	89.41 to 96.49
TOTAL Adj.Sales Price:	8,647,400	MEAN:	101	AVG.ABS.DEV:	20.79	95% Mean C.I.:	95.78 to 106.13
TOTAL Assessed Value:	8,038,080						
AVG. Adj. Sales Price:	59,228	COD:	21.15	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	55,055	PRD:	108.61	MIN Sales Ratio:	35.60		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	120	98.53	103.08	93.55	21.44	110.18	49.22	255.90	96.11 to 100.42	65,409	61,192
2	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
3	15	80.11	89.64	83.13	24.33	107.83	63.12	158.34	69.10 to 101.96	41,493	34,491
____ALL____	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	130	98.41	102.10	93.50	20.99	109.20	35.60	255.90	96.00 to 99.96	61,676	57,670
06	13	74.56	84.87	80.26	21.23	105.75	63.12	128.80	68.45 to 101.96	39,576	31,763
07	3	103.27	121.01	111.41	18.37	108.62	101.43	158.34	N/A	38,300	42,668
____ALL____	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030	1	97.07	97.07	97.07			97.07	97.07	N/A	69,000	66,975
71-0001											
72-0015	43	99.65	105.70	95.13	25.53	111.10	35.60	255.90	85.44 to 108.46	64,793	61,639
72-0019	55	98.30	98.79	89.27	20.38	110.66	56.06	243.25	86.25 to 101.80	62,462	55,762
72-0032	32	97.32	96.67	93.76	15.97	103.10	49.22	158.34	87.85 to 99.96	56,698	53,160
72-0075	15	104.17	104.73	101.85	21.13	102.82	59.20	191.50	83.94 to 122.84	36,166	36,837
80-0567											
NonValid School											
____ALL____	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	146	MEDIAN:	98	COV:	31.61	95% Median C.I.:	93.35 to 99.83
TOTAL Sales Price:	8,667,400	WGT. MEAN:	93	STD:	31.91	95% Wgt. Mean C.I.:	89.41 to 96.49
TOTAL Adj. Sales Price:	8,647,400	MEAN:	101	AVG. ABS. DEV:	20.79	95% Mean C.I.:	95.78 to 106.13
TOTAL Assessed Value:	8,038,080						
AVG. Adj. Sales Price:	59,228	COD:	21.15	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	55,055	PRD:	108.61	MIN Sales Ratio:	35.60		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
Prior TO 1860	1	59.20	59.20	59.20			59.20	59.20	N/A	30,000	17,760
1860 TO 1899	4	95.81	96.26	87.33	14.29	110.22	71.78	121.64	N/A	63,250	55,238
1900 TO 1919	44	103.50	114.20	100.72	28.07	113.38	49.22	255.90	92.31 to 114.98	42,763	43,070
1920 TO 1939	12	97.75	97.05	96.47	12.10	100.60	63.54	133.20	87.32 to 105.95	75,625	72,958
1940 TO 1949	7	99.21	98.19	93.85	13.43	104.62	80.64	123.30	80.64 to 123.30	54,985	51,605
1950 TO 1959	16	90.19	97.33	88.87	19.18	109.52	69.86	158.34	80.30 to 106.90	82,881	73,655
1960 TO 1969	21	96.78	92.72	87.79	20.15	105.62	62.22	129.60	70.98 to 109.09	55,257	48,507
1970 TO 1979	15	93.56	97.29	87.78	25.88	110.84	56.06	169.85	71.23 to 112.47	91,866	80,636
1980 TO 1989	6	100.04	94.76	96.34	10.27	98.36	63.12	113.03	63.12 to 113.03	73,583	70,890
1990 TO 1994	6	93.29	94.36	89.99	15.20	104.86	72.17	128.80	72.17 to 128.80	62,750	56,468
1995 TO 1999	3	101.43	98.13	96.09	10.71	102.12	80.18	112.77	N/A	110,666	106,338
2000 TO Present											
ALL	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	97.74	97.20	96.54	2.59	100.68	93.33	100.00	N/A	2,350	2,268
5000 TO 9999	6	92.59	98.55	102.38	35.39	96.26	35.60	191.50	35.60 to 191.50	6,833	6,995
Total \$											
1 TO 9999	10	97.59	98.01	101.29	21.19	96.76	35.60	191.50	75.73 to 103.27	5,040	5,105
10000 TO 29999	31	124.63	132.21	126.92	24.59	104.17	73.44	255.90	107.54 to 140.32	19,377	24,593
30000 TO 59999	41	98.52	96.87	95.89	18.17	101.02	49.22	166.13	85.44 to 108.46	43,787	41,988
60000 TO 99999	39	89.00	89.08	89.55	13.33	99.48	62.27	135.03	82.55 to 97.07	75,948	68,011
100000 TO 149999	22	93.23	88.33	88.10	14.71	100.27	56.06	112.77	75.33 to 99.65	119,727	105,475
150000 TO 249999	2	101.08	101.08	101.03	0.94	100.04	100.12	102.03	N/A	172,500	174,282
250000 TO 499999	1	69.86	69.86	69.86			69.86	69.86	N/A	260,000	181,625
ALL	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	146	MEDIAN:	98	COV:	31.61	95% Median C.I.:	93.35 to 99.83
TOTAL Sales Price:	8,667,400	WGT. MEAN:	93	STD:	31.91	95% Wgt. Mean C.I.:	89.41 to 96.49
TOTAL Adj.Sales Price:	8,647,400	MEAN:	101	AVG.ABS.DEV:	20.79	95% Mean C.I.:	95.78 to 106.13
TOTAL Assessed Value:	8,038,080						
AVG. Adj. Sales Price:	59,228	COD:	21.15	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	55,055	PRD:	108.61	MIN Sales Ratio:	35.60		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	94.66	83.36	75.48	15.99	110.44	35.60	100.00	35.60 to 100.00	3,316	2,503
5000 TO 9999	3	99.18	96.15	96.28	5.80	99.87	86.00	103.27	N/A	7,833	7,541
Total \$											
1 TO 9999	9	96.00	87.62	86.74	12.88	101.01	35.60	103.27	75.73 to 100.00	4,822	4,182
10000 TO 29999	31	103.53	116.85	101.90	33.42	114.68	49.22	255.90	90.39 to 123.30	21,267	21,671
30000 TO 59999	54	98.47	100.37	92.78	22.60	108.18	62.22	169.85	83.94 to 108.46	47,983	44,519
60000 TO 99999	37	93.56	93.17	89.73	14.71	103.83	56.06	166.13	83.87 to 98.53	88,367	79,295
100000 TO 149999	12	99.65	99.12	98.75	5.78	100.38	80.18	112.77	98.19 to 105.95	123,250	121,706
150000 TO 249999	3	100.12	90.67	87.63	10.71	103.46	69.86	102.03	N/A	201,666	176,730
ALL											
	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
20	6	102.23	104.60	91.89	31.86	113.83	62.22	158.34	62.22 to 158.34	30,716	28,225
25	1	126.74	126.74	126.74			126.74	126.74	N/A	17,000	21,545
30	95	98.52	104.03	95.24	22.37	109.23	49.22	255.90	93.35 to 101.80	54,735	52,128
35	15	89.63	90.31	86.22	19.72	104.75	63.54	135.03	69.86 to 109.42	100,713	86,830
40	16	96.93	96.94	90.74	17.11	106.83	56.06	169.85	80.94 to 108.46	89,193	80,937
50	2	85.27	85.27	90.45	18.96	94.27	69.10	101.43	N/A	66,250	59,922
ALL											
	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
100	3	103.27	121.01	111.41	18.37	108.62	101.43	158.34	N/A	38,300	42,668
101	79	93.56	98.40	90.23	23.16	109.05	49.22	255.90	86.25 to 99.16	64,573	58,267
102	19	98.30	95.33	93.16	13.83	102.34	63.54	135.03	83.55 to 107.30	69,584	64,822
103	2	91.85	91.85	87.11	22.45	105.44	71.23	112.47	N/A	107,750	93,865
104	31	101.80	113.32	101.52	24.17	111.62	62.27	243.25	97.37 to 123.30	52,022	52,811
111	1	69.31	69.31	69.31			69.31	69.31	N/A	105,000	72,775
ALL											
	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	146	MEDIAN:	98	COV:	31.61	95% Median C.I.:	93.35 to 99.83
TOTAL Sales Price:	8,667,400	WGT. MEAN:	93	STD:	31.91	95% Wgt. Mean C.I.:	89.41 to 96.49
TOTAL Adj.Sales Price:	8,647,400	MEAN:	101	AVG.ABS.DEV:	20.79	95% Mean C.I.:	95.78 to 106.13
TOTAL Assessed Value:	8,038,080						
AVG. Adj. Sales Price:	59,228	COD:	21.15	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	55,055	PRD:	108.61	MIN Sales Ratio:	35.60		

(!: AVTot=0)

(!: Derived)

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
10	4	103.09	106.64	102.98	6.45	103.55	97.07	123.30	N/A	26,625	27,417
15	1	99.35	99.35	99.35			99.35	99.35	N/A	55,000	54,640
20	8	101.85	99.51	95.14	13.56	104.60	75.49	122.84	75.49 to 122.84	38,312	36,448
25	1	121.64	121.64	121.64			121.64	121.64	N/A	16,500	20,070
30	35	97.38	107.30	92.95	29.56	115.45	59.20	255.90	82.55 to 109.09	53,231	49,477
35	20	99.43	105.38	93.85	27.15	112.28	49.22	210.56	80.94 to 115.60	64,750	60,769
40	48	97.32	96.58	91.46	18.78	105.60	56.06	166.13	83.94 to 101.96	73,529	67,250
45	4	93.63	92.20	92.96	6.50	99.19	83.23	98.30	N/A	72,250	67,160
50	12	88.88	100.28	92.32	23.58	108.62	68.45	161.23	82.89 to 109.42	75,358	69,571
55	1	100.42	100.42	100.42			100.42	100.42	N/A	66,200	66,475
60	1	98.43	98.43	98.43			98.43	98.43	N/A	40,000	39,370
ALL	146	98.31	100.96	92.95	21.15	108.61	35.60	255.90	93.35 to 99.83	59,228	55,055

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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DATE OF SALE *

DATE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	3	102.30	101.98	100.96	1.06	101.01	100.20	103.45	N/A	18,944	19,126
10/01/03 TO 12/31/03	3	94.33	93.31	93.85	1.38	99.43	90.85	94.76	N/A	44,750	41,996
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	96.04	95.50	93.71	5.14	101.91	87.82	102.64	N/A	16,200	15,181
07/01/04 TO 09/30/04	2	73.62	73.62	74.72	7.46	98.53	68.13	79.11	N/A	18,750	14,010
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	102.30	102.30	102.30			102.30	102.30	N/A	10,000	10,230
04/01/05 TO 06/30/05	2	68.86	68.86	76.70	45.54	89.78	37.50	100.22	N/A	20,000	15,340
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	71.85	71.85	71.85			71.85	71.85	N/A	20,000	14,370
04/01/06 TO 06/30/06	1	75.13	75.13	75.13			75.13	75.13	N/A	20,000	15,025
____Study Years____											
07/01/03 TO 06/30/04	9	96.04	96.93	95.51	4.72	101.49	87.82	103.45	90.85 to 102.64	26,631	25,435
07/01/04 TO 06/30/05	5	79.11	77.45	78.78	24.50	98.32	37.50	102.30	N/A	17,500	13,786
07/01/05 TO 06/30/06	2	73.49	73.49	73.49	2.23	100.00	71.85	75.13	N/A	20,000	14,697
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	87.82	86.75	85.44	11.71	101.53	68.13	102.64	N/A	17,220	14,713
01/01/05 TO 12/31/05	3	100.22	80.01	81.82	21.55	97.78	37.50	102.30	N/A	16,666	13,636
____ALL____											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
OSCEOLA	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
SHELBY	3	87.82	90.13	86.18	9.24	104.58	79.11	103.45	N/A	18,111	15,608
STROMSBURG	12	95.19	86.79	87.49	14.53	99.20	37.50	102.64	71.85 to 102.30	18,383	16,083
____ALL____											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452
____ALL____											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	94.76	91.28	91.32	9.84	99.95	68.13	103.45	79.11 to 102.30	23,478	21,441
2	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030											
71-0001											
72-0015	12	95.19	86.79	87.49	14.53	99.20	37.50	102.64	71.85 to 102.30	18,383	16,083
72-0019	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
72-0032	3	87.82	90.13	86.18	9.24	104.58	79.11	103.45	N/A	18,111	15,608
72-0075											
80-0567											
NonValid School											
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	98.13	93.71	91.76	8.28	102.13	75.13	103.45	N/A	15,358	14,092
1920 TO 1939	2	87.25	87.25	84.53	17.65	103.21	71.85	102.64	N/A	17,000	14,370
1940 TO 1949	4	101.25	93.23	94.35	8.96	98.82	68.13	102.30	N/A	18,750	17,690
1950 TO 1959	1	87.82	87.82	87.82			87.82	87.82	N/A	25,000	21,955
1960 TO 1969	2	92.81	92.81	93.80	2.11	98.94	90.85	94.76	N/A	61,125	57,335
1970 TO 1979	2	86.72	86.72	84.41	8.78	102.74	79.11	94.33	N/A	17,250	14,560
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	99.75	99.75	99.12	3.71	100.63	96.04	103.45	N/A	8,217	8,145
Total \$											
1 TO 9999	2	99.75	99.75	99.12	3.71	100.63	96.04	103.45	N/A	8,217	8,145
10000 TO 29999	11	87.82	83.76	82.86	17.61	101.08	37.50	102.64	68.13 to 102.30	17,136	14,200
30000 TO 59999	2	95.53	95.53	96.19	4.89	99.31	90.85	100.20	N/A	35,000	33,667
60000 TO 99999	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
ALL											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	96.04	79.00	69.72	22.89	113.31	37.50	103.45	N/A	10,478	7,305
Total \$											
1 TO 9999	3	96.04	79.00	69.72	22.89	113.31	37.50	103.45	N/A	10,478	7,305
10000 TO 29999	11	90.85	88.61	87.39	11.98	101.40	68.13	102.64	71.85 to 102.30	18,500	16,166
30000 TO 59999	1	100.20	100.20	100.20			100.20	100.20	N/A	40,000	40,080
60000 TO 99999	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
ALL											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
10	5	94.33	89.63	88.68	11.00	101.07	71.85	102.64	N/A	18,700	16,583
20	9	96.04	92.57	92.75	9.18	99.81	68.13	103.45	75.13 to 102.30	25,964	24,082
30	1	87.82	87.82	87.82			87.82	87.82	N/A	25,000	21,955
ALL											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
326	1	68.13	68.13	68.13			68.13	68.13	N/A	15,000	10,220
334	2	102.30	102.30	102.30	0.00	100.00	102.30	102.30	N/A	10,000	10,230
342	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
350	1	90.85	90.85	90.85			90.85	90.85	N/A	30,000	27,255
406	5	100.20	94.84	94.11	7.62	100.77	71.85	103.45	N/A	18,086	17,022
421	1	79.11	79.11	79.11			79.11	79.11	N/A	22,500	17,800
442	1	100.22	100.22	100.22			100.22	100.22	N/A	25,000	25,055
493	1	87.82	87.82	87.82			87.82	87.82	N/A	25,000	21,955
528	1	94.33	94.33	94.33			94.33	94.33	N/A	12,000	11,320
532	1	75.13	75.13	75.13			75.13	75.13	N/A	20,000	15,025
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452
04											
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	66	MEDIAN:	73	COV:	19.74	95% Median C.I.:	69.43 to 76.40	(! : Derived)
(AgLand) TOTAL Sales Price:	16,153,865	WGT. MEAN:	74	STD:	14.68	95% Wgt. Mean C.I.:	70.28 to 77.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,135,865	MEAN:	74	AVG.ABS.DEV:	11.06	95% Mean C.I.:	70.79 to 77.87	
(AgLand) TOTAL Assessed Value:	11,943,310							
AVG. Adj. Sales Price:	244,482	COD:	15.09	MAX Sales Ratio:	109.58			
AVG. Assessed Value:	180,959	PRD:	100.42	MIN Sales Ratio:	35.83			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	82.17	88.35	90.83	9.17	97.27	80.14	102.75	N/A	168,466	153,023
10/01/03 TO 12/31/03	3	69.71	74.48	73.40	10.81	101.47	65.56	88.17	N/A	57,533	42,230
01/01/04 TO 03/31/04	6	84.40	84.47	87.20	8.31	96.87	74.19	102.04	74.19 to 102.04	373,946	326,093
04/01/04 TO 06/30/04	2	78.66	78.66	85.10	12.34	92.44	68.95	88.37	N/A	225,500	191,890
07/01/04 TO 09/30/04	5	76.40	81.91	84.56	20.29	96.87	52.26	105.99	N/A	227,819	192,645
10/01/04 TO 12/31/04	3	68.16	70.89	69.01	4.62	102.73	67.54	76.98	N/A	285,386	196,936
01/01/05 TO 03/31/05	13	69.77	74.92	70.20	16.25	106.73	52.18	109.58	64.85 to 83.70	254,779	178,851
04/01/05 TO 06/30/05	8	64.80	65.05	64.36	15.14	101.07	47.62	84.44	47.62 to 84.44	230,262	148,205
07/01/05 TO 09/30/05	5	69.98	72.62	69.67	8.65	104.24	62.65	90.17	N/A	308,420	214,868
10/01/05 TO 12/31/05	6	76.31	79.18	76.86	15.16	103.03	57.48	97.69	57.48 to 97.69	118,350	90,958
01/01/06 TO 03/31/06	9	69.43	66.09	68.62	13.00	96.33	35.83	86.25	59.81 to 74.57	297,500	204,130
04/01/06 TO 06/30/06	3	71.46	67.83	72.40	11.61	93.70	53.57	78.47	N/A	228,000	165,063
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	82.41	82.33	86.76	10.41	94.90	65.56	102.75	69.71 to 88.37	240,905	209,007
07/01/04 TO 06/30/05	29	69.77	72.99	70.84	16.77	103.03	47.62	109.58	65.48 to 76.97	246,533	174,646
07/01/05 TO 06/30/06	23	70.70	71.15	70.41	13.46	101.06	35.83	97.69	66.54 to 74.66	244,073	171,845
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	76.69	80.40	83.04	13.78	96.83	52.26	105.99	68.95 to 88.37	293,121	243,398
01/01/05 TO 12/31/05	32	70.34	72.89	69.28	15.27	105.22	47.62	109.58	65.48 to 76.97	231,450	160,337
<u>ALL</u>											
	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	66	MEDIAN:	73	COV:	19.74	95% Median C.I.:	69.43 to 76.40	(! : Derived)
(AgLand) TOTAL Sales Price:	16,153,865	WGT. MEAN:	74	STD:	14.68	95% Wgt. Mean C.I.:	70.28 to 77.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,135,865	MEAN:	74	AVG.ABS.DEV:	11.06	95% Mean C.I.:	70.79 to 77.87	
(AgLand) TOTAL Assessed Value:	11,943,310							
AVG. Adj. Sales Price:	244,482	COD:	15.09	MAX Sales Ratio:	109.58			
AVG. Assessed Value:	180,959	PRD:	100.42	MIN Sales Ratio:	35.83			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2637	1	68.95	68.95	68.95			68.95	68.95	N/A	76,000	52,400
2639	1	50.11	50.11	50.11			50.11	50.11	N/A	132,000	66,150
2701	9	71.46	67.27	69.28	11.14	97.10	35.83	83.70	59.81 to 74.57	196,307	136,002
2703	3	69.25	65.09	66.30	10.43	98.18	52.18	73.85	N/A	312,753	207,348
2705	5	76.97	77.39	80.05	19.35	96.68	52.26	109.58	N/A	137,012	109,674
2707	3	101.06	100.26	101.59	1.43	98.69	97.69	102.04	N/A	188,166	191,158
2929	7	69.49	69.85	65.52	11.55	106.61	53.57	88.17	53.57 to 88.17	228,442	149,677
2931	11	76.98	78.29	74.42	18.51	105.19	47.62	105.99	60.08 to 102.75	269,340	200,448
2933	5	75.56	71.92	72.39	8.33	99.34	57.48	82.17	N/A	268,680	194,506
2935	7	69.43	70.58	69.60	6.34	101.41	64.85	80.63	64.85 to 80.63	256,414	178,453
2997	7	67.54	71.82	68.10	11.37	105.47	61.14	90.17	61.14 to 90.17	240,980	164,098
2999	2	79.04	79.04	86.37	11.80	91.51	69.71	88.37	N/A	210,000	181,375
3003	5	86.25	86.75	86.37	4.23	100.44	78.47	96.61	N/A	433,256	374,206
ALL	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959
AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959
ALL	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959
STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959
ALL	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	66	MEDIAN:	73	COV:	19.74	95% Median C.I.:	69.43 to 76.40	(! : Derived)
(AgLand) TOTAL Sales Price:	16,153,865	WGT. MEAN:	74	STD:	14.68	95% Wgt. Mean C.I.:	70.28 to 77.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,135,865	MEAN:	74	AVG.ABS.DEV:	11.06	95% Mean C.I.:	70.79 to 77.87	
(AgLand) TOTAL Assessed Value:	11,943,310							
AVG. Adj. Sales Price:	244,482	COD:	15.09	MAX Sales Ratio:	109.58			
AVG. Assessed Value:	180,959	PRD:	100.42	MIN Sales Ratio:	35.83			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030	3	65.48	63.86	67.31	10.99	94.88	52.26	73.85	N/A	92,550	62,295
71-0001											
72-0015	6	80.71	80.39	78.36	14.21	102.59	60.08	102.75	60.08 to 102.75	245,333	192,249
72-0019	24	75.11	76.41	73.72	16.46	103.65	47.62	109.58	68.16 to 82.17	263,445	194,209
72-0032	20	69.71	68.48	68.53	10.78	99.93	35.83	90.17	65.56 to 73.02	227,123	155,645
72-0075	10	86.21	81.77	84.05	10.70	97.29	53.57	97.69	69.49 to 96.61	268,588	225,738
80-0567	3	67.54	70.28	68.44	8.38	102.68	63.16	80.14	N/A	278,386	190,540
NonValid School											
____ALL____	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	3	69.71	60.04	60.90	18.52	98.58	35.83	74.57	N/A	28,000	17,051
30.01 TO 50.00	7	70.70	65.76	66.89	15.71	98.32	50.11	83.70	50.11 to 83.70	80,894	54,107
50.01 TO 100.00	26	74.43	75.21	73.16	14.96	102.79	47.62	102.75	66.43 to 80.63	160,985	117,779
100.01 TO 180.00	22	73.72	76.71	73.12	13.32	104.91	59.81	109.58	67.54 to 82.64	315,258	230,501
180.01 TO 330.00	7	86.16	79.98	79.08	12.50	101.14	59.91	102.04	59.91 to 102.04	561,755	444,211
330.01 TO 650.00	1	62.65	62.65	62.65			62.65	62.65	N/A	432,000	270,635
____ALL____	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	69.22	67.54	66.58	13.54	101.44	52.18	82.17	52.18 to 82.17	215,257	143,323
DRY-N/A	10	76.31	77.06	75.97	11.82	101.43	47.62	99.34	70.70 to 90.17	124,920	94,898
GRASS	7	65.56	68.68	70.20	15.81	97.82	52.26	101.06	52.26 to 101.06	75,092	52,718
GRASS-N/A	8	78.60	77.64	74.09	21.48	104.79	35.83	109.58	35.83 to 109.58	137,637	101,971
IRRGTD	20	73.96	76.43	77.09	13.78	99.15	50.11	105.99	68.79 to 86.16	349,864	269,695
IRRGTD-N/A	15	69.49	73.30	71.53	13.20	102.48	59.81	102.04	63.16 to 80.63	331,404	237,046
____ALL____	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

PA&T 2007 R&O Statistics

Base Stat

PAGE:4 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	66	MEDIAN:	73	COV:	19.74	95% Median C.I.:	69.43 to 76.40	(!: Derived)
(AgLand) TOTAL Sales Price:	16,153,865	WGT. MEAN:	74	STD:	14.68	95% Wgt. Mean C.I.:	70.28 to 77.75	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,135,865	MEAN:	74	AVG.ABS.DEV:	11.06	95% Mean C.I.:	70.79 to 77.87	
(AgLand) TOTAL Assessed Value:	11,943,310							
AVG. Adj. Sales Price:	244,482	COD:	15.09	MAX Sales Ratio:	109.58			
AVG. Assessed Value:	180,959	PRD:	100.42	MIN Sales Ratio:	35.83			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	71.86	67.08	65.25	11.85	102.80	47.62	82.17	52.18 to 75.00	173,454	113,187
DRY-N/A	6	81.46	84.17	83.98	8.77	100.23	74.66	99.34	74.66 to 99.34	134,366	112,841
GRASS	8	65.52	67.92	66.80	14.40	101.69	52.26	101.06	52.26 to 101.06	119,706	79,958
GRASS-N/A	7	82.64	79.78	81.47	19.89	97.92	35.83	109.58	35.83 to 109.58	95,585	77,876
IRRGTD	29	75.56	76.20	76.51	14.06	99.60	50.11	105.99	68.16 to 80.63	345,341	264,204
IRRGTD-N/A	6	69.37	69.75	65.92	6.56	105.81	59.91	83.70	59.91 to 83.70	325,579	214,611
ALL	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	15	74.19	73.41	71.10	13.31	103.25	47.62	99.34	64.85 to 82.17	164,716	117,110
DRY-N/A	1	74.66	74.66	74.66			74.66	74.66	N/A	70,000	52,260
GRASS	11	68.95	72.15	70.21	16.57	102.76	52.26	101.06	53.57 to 97.69	130,195	91,414
GRASS-N/A	4	81.37	77.04	92.11	26.84	83.64	35.83	109.58	N/A	48,650	44,810
IRRGTD	34	71.49	75.26	74.88	14.20	100.50	50.11	105.99	68.16 to 80.14	345,319	258,573
IRRGTD-N/A	1	69.49	69.49	69.49			69.49	69.49	N/A	227,500	158,100
ALL	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	55.20	55.20	50.73	35.09	108.81	35.83	74.57	N/A	19,500	9,892
30000 TO 59999	6	71.36	72.40	72.99	19.46	99.19	52.26	97.69	52.26 to 97.69	46,183	33,710
60000 TO 99999	7	70.70	75.73	74.98	12.01	100.99	65.48	101.06	65.48 to 101.06	78,894	59,159
100000 TO 149999	9	80.14	81.84	80.93	14.71	101.13	50.11	109.58	73.85 to 99.34	122,916	99,471
150000 TO 249999	18	74.29	73.32	73.05	14.21	100.38	47.62	102.75	65.51 to 80.63	198,664	145,115
250000 TO 499999	18	69.88	73.71	73.42	11.78	100.40	59.81	105.99	66.54 to 75.58	379,889	278,900
500000 +	6	77.71	74.65	74.18	14.89	100.64	59.91	86.25	59.91 to 86.25	624,548	463,270
ALL	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	66	MEDIAN:	73	COV:	19.74	95% Median C.I.:	69.43 to 76.40	(! : Derived)
(AgLand) TOTAL Sales Price:	16,153,865	WGT. MEAN:	74	STD:	14.68	95% Wgt. Mean C.I.:	70.28 to 77.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,135,865	MEAN:	74	AVG.ABS.DEV:	11.06	95% Mean C.I.:	70.79 to 77.87	
(AgLand) TOTAL Assessed Value:	11,943,310							
AVG. Adj. Sales Price:	244,482	COD:	15.09	MAX Sales Ratio:	109.58			
AVG. Assessed Value:	180,959	PRD:	100.42	MIN Sales Ratio:	35.83			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Low \$____											
5000 TO 9999	1	35.83	35.83	35.83			35.83	35.83	N/A	24,000	8,600
____Total \$____											
1 TO 9999	1	35.83	35.83	35.83			35.83	35.83	N/A	24,000	8,600
10000 TO 29999	3	53.57	60.13	56.04	13.88	107.31	52.26	74.57	N/A	33,666	18,866
30000 TO 59999	8	71.36	75.41	73.63	11.18	102.41	65.48	97.69	65.48 to 97.69	62,637	46,118
60000 TO 99999	7	74.19	72.05	66.74	17.97	107.96	47.62	101.06	47.62 to 101.06	113,894	76,011
100000 TO 149999	16	78.22	77.65	75.22	13.70	103.24	52.18	109.58	66.43 to 84.44	161,146	121,206
150000 TO 249999	14	71.78	74.94	73.73	11.53	101.64	59.81	102.75	65.51 to 80.63	253,647	187,004
250000 TO 499999	14	69.51	73.70	71.73	14.14	102.75	59.91	105.99	61.14 to 88.37	483,386	346,728
500000 +	3	86.25	86.22	86.22	0.03	100.00	86.16	86.25	N/A	605,226	521,835
____ALL____											
	66	73.30	74.33	74.02	15.09	100.42	35.83	109.58	69.43 to 76.40	244,482	180,959

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	146	MEDIAN:	93	COV:	34.25	95% Median C.I.:	86.25 to 99.21
TOTAL Sales Price:	8,667,400	WGT. MEAN:	88	STD:	33.84	95% Wgt. Mean C.I.:	83.94 to 92.48
TOTAL Adj.Sales Price:	8,647,400	MEAN:	99	AVG.ABS.DEV:	23.36	95% Mean C.I.:	93.31 to 104.29
TOTAL Assessed Value:	7,627,901						
AVG. Adj. Sales Price:	59,228	COD:	24.99	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	52,245	PRD:	112.00	MIN Sales Ratio:	35.60		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *

DATE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	18	91.60	94.28	85.23	20.69	110.63	46.47	169.85	78.83 to 101.96	86,166	73,437
10/01/04 TO 12/31/04	15	87.85	83.83	84.55	19.02	99.15	35.60	115.60	74.56 to 98.23	52,026	43,987
01/01/05 TO 03/31/05	18	102.09	109.64	103.52	15.64	105.91	77.14	161.23	98.30 to 124.35	36,297	37,574
04/01/05 TO 06/30/05	14	103.40	108.34	93.01	21.92	116.49	69.31	255.90	80.18 to 111.21	51,742	48,124
07/01/05 TO 09/30/05	21	83.49	95.17	86.65	26.95	109.83	61.91	159.87	71.12 to 112.47	64,545	55,930
10/01/05 TO 12/31/05	21	91.67	102.10	88.29	33.22	115.64	49.22	243.25	73.44 to 112.25	69,071	60,982
01/01/06 TO 03/31/06	12	87.13	92.41	83.11	21.18	111.19	62.27	150.80	72.84 to 112.09	59,525	49,472
04/01/06 TO 06/30/06	27	90.39	101.03	87.96	29.75	114.85	41.65	191.50	77.70 to 115.13	52,518	46,196
____Study Years____											
07/01/04 TO 06/30/05	65	98.30	99.15	89.83	19.99	110.38	35.60	255.90	89.63 to 101.96	57,063	51,258
07/01/05 TO 06/30/06	81	88.27	98.51	87.00	29.07	113.24	41.65	243.25	82.59 to 98.95	60,966	53,038
____Calendar Yrs____											
01/01/05 TO 12/31/05	74	99.65	103.15	90.95	24.13	113.41	49.22	255.90	90.76 to 104.17	56,536	51,422
____ALL____											
	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAKE	20	91.03	93.49	89.55	21.47	104.39	63.12	161.16	73.75 to 104.17	47,020	42,107
OSCEOLA	35	97.38	102.31	86.84	24.40	117.81	56.06	243.25	85.04 to 109.09	51,941	45,106
POLK	12	97.43	107.41	101.37	29.88	105.95	59.20	191.50	77.14 to 124.35	31,375	31,804
RURAL	21	78.87	83.47	80.66	23.01	103.49	41.65	139.10	72.22 to 101.27	112,523	90,761
SHELBY	20	95.06	94.94	91.63	15.91	103.61	49.22	154.76	83.87 to 99.83	48,197	44,165
STROMSBURG	38	97.17	106.13	93.16	29.19	113.93	35.60	255.90	83.23 to 111.21	57,515	53,580
____ALL____											
	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	105	96.78	102.87	91.31	25.21	112.66	35.60	255.90	88.27 to 100.00	50,895	46,473
2	2	90.08	90.08	88.44	18.46	101.86	73.45	106.71	N/A	116,500	103,030
3	39	82.59	88.27	82.79	23.58	106.61	41.65	161.16	73.75 to 100.12	78,728	65,181
____ALL____											
	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales: 146 **MEDIAN: 93** COV: 34.25 95% Median C.I.: 86.25 to 99.21
 TOTAL Sales Price: 8,667,400 WGT. MEAN: 88 STD: 33.84 95% Wgt. Mean C.I.: 83.94 to 92.48
 TOTAL Adj.Sales Price: 8,647,400 MEAN: 99 AVG.ABS.DEV: 23.36 95% Mean C.I.: 93.31 to 104.29
 TOTAL Assessed Value: 7,627,901
 AVG. Adj. Sales Price: 59,228 COD: 24.99 MAX Sales Ratio: 255.90
 AVG. Assessed Value: 52,245 PRD: 112.00 MIN Sales Ratio: 35.60

(!: AVTot=0)

(!: Derived)

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	120	94.84	100.43	88.32	25.67	113.71	41.65	255.90	86.00 to 99.83	65,409	57,769
2	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
3	15	80.11	89.82	83.22	24.56	107.94	63.12	161.16	69.10 to 101.96	41,493	34,529
ALL	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	130	96.06	99.80	88.59	24.50	112.66	35.60	255.90	87.85 to 99.47	61,676	54,637
06	13	74.56	84.87	80.26	21.23	105.75	63.12	128.80	68.45 to 101.96	39,576	31,763
07	3	103.27	115.67	97.55	25.36	118.58	82.59	161.16	N/A	38,300	37,360
ALL	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030	1	41.65	41.65	41.65			41.65	41.65	N/A	69,000	28,740
71-0001											
72-0015	43	96.11	103.60	91.25	27.78	113.53	35.60	255.90	82.55 to 108.46	64,793	59,123
72-0019	55	93.35	95.89	83.65	23.89	114.63	46.47	243.25	79.71 to 100.42	62,462	52,248
72-0032	32	90.92	94.30	88.41	19.23	106.66	49.22	161.16	80.64 to 99.83	56,698	50,129
72-0075	15	104.17	109.09	106.73	24.60	102.21	59.20	191.50	83.94 to 124.35	36,166	38,601
80-0567											
NonValid School											
ALL	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	146	MEDIAN:	93	COV:	34.25	95% Median C.I.:	86.25 to 99.21
TOTAL Sales Price:	8,667,400	WGT. MEAN:	88	STD:	33.84	95% Wgt. Mean C.I.:	83.94 to 92.48
TOTAL Adj. Sales Price:	8,647,400	MEAN:	99	AVG. ABS. DEV:	23.36	95% Mean C.I.:	93.31 to 104.29
TOTAL Assessed Value:	7,627,901						
AVG. Adj. Sales Price:	59,228	COD:	24.99	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	52,245	PRD:	112.00	MIN Sales Ratio:	35.60		

(!: AVTot=0)

(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
Prior TO 1860	1	59.20	59.20	59.20			59.20	59.20	N/A	30,000	17,760
1860 TO 1899	4	82.57	87.17	72.96	24.62	119.47	61.91	121.64	N/A	63,250	46,150
1900 TO 1919	44	100.85	112.98	98.78	30.00	114.37	49.22	255.90	91.08 to 114.98	42,763	42,242
1920 TO 1939	12	78.01	83.08	76.95	21.41	107.98	41.65	133.20	70.31 to 98.23	75,625	58,191
1940 TO 1949	7	99.21	98.19	93.85	13.43	104.62	80.64	123.30	80.64 to 123.30	54,985	51,605
1950 TO 1959	16	85.20	92.80	79.57	22.21	116.63	46.47	161.16	75.33 to 101.35	82,881	65,947
1960 TO 1969	21	96.78	93.37	88.67	20.83	105.30	62.22	129.60	70.98 to 112.25	55,257	48,997
1970 TO 1979	15	82.20	94.52	83.78	28.36	112.82	56.06	169.85	71.23 to 112.47	91,866	76,968
1980 TO 1989	6	100.04	94.76	96.34	10.27	98.36	63.12	113.03	63.12 to 113.03	73,583	70,890
1990 TO 1994	6	96.25	105.58	98.15	26.38	107.56	72.17	159.87	72.17 to 159.87	62,750	61,589
1995 TO 1999	3	82.59	89.83	89.21	10.71	100.70	80.18	106.71	N/A	110,666	98,721
2000 TO Present											
ALL	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	97.74	97.20	96.54	2.59	100.68	93.33	100.00	N/A	2,350	2,268
5000 TO 9999	6	92.59	98.55	102.38	35.39	96.26	35.60	191.50	35.60 to 191.50	6,833	6,995
Total \$											
1 TO 9999	10	97.59	98.01	101.29	21.19	96.76	35.60	191.50	75.73 to 103.27	5,040	5,105
10000 TO 29999	31	124.63	132.30	127.01	24.67	104.16	73.44	255.90	107.54 to 140.32	19,377	24,611
30000 TO 59999	41	99.35	98.37	97.21	19.51	101.19	49.22	166.13	85.44 to 109.09	43,787	42,564
60000 TO 99999	39	83.55	85.56	86.13	16.03	99.34	41.65	139.10	78.91 to 92.31	75,948	65,411
100000 TO 149999	22	76.52	79.45	79.21	12.84	100.29	56.06	106.71	71.78 to 85.04	119,727	94,841
150000 TO 249999	2	89.50	89.50	89.96	11.87	99.49	78.87	100.12	N/A	172,500	155,175
250000 TO 499999	1	46.47	46.47	46.47			46.47	46.47	N/A	260,000	120,830
ALL	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	146	MEDIAN:	93	COV:	34.25	95% Median C.I.:	86.25 to 99.21
TOTAL Sales Price:	8,667,400	WGT. MEAN:	88	STD:	33.84	95% Wgt. Mean C.I.:	83.94 to 92.48
TOTAL Adj.Sales Price:	8,647,400	MEAN:	99	AVG.ABS.DEV:	23.36	95% Mean C.I.:	93.31 to 104.29
TOTAL Assessed Value:	7,627,901						
AVG. Adj. Sales Price:	59,228	COD:	24.99	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	52,245	PRD:	112.00	MIN Sales Ratio:	35.60		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	94.66	83.36	75.48	15.99	110.44	35.60	100.00	35.60 to 100.00	3,316	2,503
5000 TO 9999	3	99.18	96.15	96.28	5.80	99.87	86.00	103.27	N/A	7,833	7,541
Total \$											
1 TO 9999	9	96.00	87.62	86.74	12.88	101.01	35.60	103.27	75.73 to 100.00	4,822	4,182
10000 TO 29999	32	103.22	114.50	96.19	34.34	119.04	41.65	255.90	87.32 to 123.30	22,759	21,892
30000 TO 59999	54	98.37	99.54	91.67	23.56	108.59	51.09	169.85	83.23 to 108.46	48,492	44,451
60000 TO 99999	40	86.07	90.92	86.22	19.46	105.46	56.06	166.13	78.83 to 96.11	91,540	78,922
100000 TO 149999	10	83.62	85.93	81.40	15.36	105.57	46.47	106.71	77.70 to 104.23	141,550	115,221
150000 TO 249999	1	100.12	100.12	100.12			100.12	100.12	N/A	180,000	180,220
ALL											
	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
20	6	102.23	105.07	92.19	32.32	113.96	62.22	161.16	62.22 to 161.16	30,716	28,318
25	1	126.74	126.74	126.74			126.74	126.74	N/A	17,000	21,545
30	95	93.56	101.98	90.38	26.72	112.84	49.22	255.90	86.00 to 99.96	54,735	49,469
35	15	89.63	88.62	81.96	21.31	108.13	46.47	139.10	69.31 to 106.71	100,713	82,543
40	16	88.68	91.99	85.33	22.78	107.81	41.65	169.85	76.13 to 108.46	89,193	76,106
50	2	75.85	75.85	78.01	8.89	97.23	69.10	82.59	N/A	66,250	51,680
ALL											
	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
100	3	103.27	115.67	97.55	25.36	118.58	82.59	161.16	N/A	38,300	37,360
101	79	89.00	97.19	86.71	26.26	112.08	46.47	255.90	82.20 to 99.21	64,573	55,994
102	19	98.30	95.33	93.07	13.82	102.42	63.54	139.10	83.55 to 107.30	69,584	64,761
103	2	91.85	91.85	87.11	22.45	105.44	71.23	112.47	N/A	107,750	93,865
104	31	98.23	106.74	88.27	31.04	120.91	41.65	243.25	80.11 to 123.30	52,022	45,922
111	1	69.31	69.31	69.31			69.31	69.31	N/A	105,000	72,775
ALL											
	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

PA&T 2007 Preliminary Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	146	MEDIAN:	93	COV:	34.25	95% Median C.I.:	86.25 to 99.21
TOTAL Sales Price:	8,667,400	WGT. MEAN:	88	STD:	33.84	95% Wgt. Mean C.I.:	83.94 to 92.48
TOTAL Adj.Sales Price:	8,647,400	MEAN:	99	AVG.ABS.DEV:	23.36	95% Mean C.I.:	93.31 to 104.29
TOTAL Assessed Value:	7,627,901						
AVG. Adj. Sales Price:	59,228	COD:	24.99	MAX Sales Ratio:	255.90		
AVG. Assessed Value:	52,245	PRD:	112.00	MIN Sales Ratio:	35.60		

(!: AVTot=0)

(!: Derived)

Printed: 02/17/2007 13:25:49

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	11	99.47	93.26	101.00	12.96	92.34	35.60	122.22	75.73 to 104.17	15,990	16,150
10	4	103.09	92.78	67.08	19.89	138.32	41.65	123.30	N/A	26,625	17,858
15	1	99.35	99.35	99.35			99.35	99.35	N/A	55,000	54,640
20	8	92.59	92.71	83.25	20.82	111.36	51.09	122.84	51.09 to 122.84	38,312	31,896
25	1	121.64	121.64	121.64			121.64	121.64	N/A	16,500	20,070
30	35	96.11	108.51	93.37	32.05	116.22	59.20	255.90	82.55 to 109.09	53,231	49,702
35	20	99.08	105.34	93.79	27.24	112.32	49.22	210.56	80.94 to 115.60	64,750	60,727
40	48	84.49	92.67	83.92	23.82	110.43	46.47	166.13	77.70 to 98.95	73,529	61,703
45	4	86.12	83.11	80.38	12.24	103.40	61.91	98.30	N/A	72,250	58,071
50	12	84.66	98.35	87.90	23.77	111.89	68.45	161.23	78.87 to 109.42	75,358	66,240
55	1	100.42	100.42	100.42			100.42	100.42	N/A	66,200	66,475
60	1	98.43	98.43	98.43			98.43	98.43	N/A	40,000	39,370
ALL	146	93.46	98.80	88.21	24.99	112.00	35.60	255.90	86.25 to 99.21	59,228	52,245

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	3	102.30	101.98	100.96	1.06	101.01	100.20	103.45	N/A	18,944	19,126
10/01/03 TO 12/31/03	3	94.33	93.31	93.85	1.38	99.43	90.85	94.76	N/A	44,750	41,996
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	96.04	95.50	93.71	5.14	101.91	87.82	102.64	N/A	16,200	15,181
07/01/04 TO 09/30/04	2	73.62	73.62	74.72	7.46	98.53	68.13	79.11	N/A	18,750	14,010
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	102.30	102.30	102.30			102.30	102.30	N/A	10,000	10,230
04/01/05 TO 06/30/05	2	68.86	68.86	76.70	45.54	89.78	37.50	100.22	N/A	20,000	15,340
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	71.85	71.85	71.85			71.85	71.85	N/A	20,000	14,370
04/01/06 TO 06/30/06	1	75.13	75.13	75.13			75.13	75.13	N/A	20,000	15,025
____Study Years____											
07/01/03 TO 06/30/04	9	96.04	96.93	95.51	4.72	101.49	87.82	103.45	90.85 to 102.64	26,631	25,435
07/01/04 TO 06/30/05	5	79.11	77.45	78.78	24.50	98.32	37.50	102.30	N/A	17,500	13,786
07/01/05 TO 06/30/06	2	73.49	73.49	73.49	2.23	100.00	71.85	75.13	N/A	20,000	14,697
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	87.82	86.75	85.44	11.71	101.53	68.13	102.64	N/A	17,220	14,713
01/01/05 TO 12/31/05	3	100.22	80.01	81.82	21.55	97.78	37.50	102.30	N/A	16,666	13,636
____ALL____											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
OSCEOLA	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
SHELBY	3	87.82	90.13	86.18	9.24	104.58	79.11	103.45	N/A	18,111	15,608
STROMSBURG	12	95.19	86.79	87.49	14.53	99.20	37.50	102.64	71.85 to 102.30	18,383	16,083
____ALL____											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452
____ALL____											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	94.76	91.28	91.32	9.84	99.95	68.13	103.45	79.11 to 102.30	23,478	21,441
2	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030											
71-0001											
72-0015	12	95.19	86.79	87.49	14.53	99.20	37.50	102.64	71.85 to 102.30	18,383	16,083
72-0019	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
72-0032	3	87.82	90.13	86.18	9.24	104.58	79.11	103.45	N/A	18,111	15,608
72-0075											
80-0567											
NonValid School											
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	98.13	93.71	91.76	8.28	102.13	75.13	103.45	N/A	15,358	14,092
1920 TO 1939	2	87.25	87.25	84.53	17.65	103.21	71.85	102.64	N/A	17,000	14,370
1940 TO 1949	4	101.25	93.23	94.35	8.96	98.82	68.13	102.30	N/A	18,750	17,690
1950 TO 1959	1	87.82	87.82	87.82			87.82	87.82	N/A	25,000	21,955
1960 TO 1969	2	92.81	92.81	93.80	2.11	98.94	90.85	94.76	N/A	61,125	57,335
1970 TO 1979	2	86.72	86.72	84.41	8.78	102.74	79.11	94.33	N/A	17,250	14,560
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

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Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	99.75	99.75	99.12	3.71	100.63	96.04	103.45	N/A	8,217	8,145
Total \$											
1 TO 9999	2	99.75	99.75	99.12	3.71	100.63	96.04	103.45	N/A	8,217	8,145
10000 TO 29999	11	87.82	83.76	82.86	17.61	101.08	37.50	102.64	68.13 to 102.30	17,136	14,200
30000 TO 59999	2	95.53	95.53	96.19	4.89	99.31	90.85	100.20	N/A	35,000	33,667
60000 TO 99999	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
ALL											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	96.04	79.00	69.72	22.89	113.31	37.50	103.45	N/A	10,478	7,305
Total \$											
1 TO 9999	3	96.04	79.00	69.72	22.89	113.31	37.50	103.45	N/A	10,478	7,305
10000 TO 29999	11	90.85	88.61	87.39	11.98	101.40	68.13	102.64	71.85 to 102.30	18,500	16,166
30000 TO 59999	1	100.20	100.20	100.20			100.20	100.20	N/A	40,000	40,080
60000 TO 99999	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
ALL											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
10	5	94.33	89.63	88.68	11.00	101.07	71.85	102.64	N/A	18,700	16,583
20	9	96.04	92.57	92.75	9.18	99.81	68.13	103.45	75.13 to 102.30	25,964	24,082
30	1	87.82	87.82	87.82			87.82	87.82	N/A	25,000	21,955
ALL											
	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	16	MEDIAN:	95	COV:	20.28	95% Median C.I.:	75.13 to 102.30	(! : Derived)
TOTAL Sales Price:	397,934	WGT. MEAN:	89	STD:	17.83	95% Wgt. Mean C.I.:	81.58 to 96.66	
TOTAL Adj.Sales Price:	367,184	MEAN:	88	AVG.ABS.DEV:	12.32	95% Mean C.I.:	78.41 to 97.41	
TOTAL Assessed Value:	327,240							
AVG. Adj. Sales Price:	22,949	COD:	13.04	MAX Sales Ratio:	103.45			
AVG. Assessed Value:	20,452	PRD:	98.65	MIN Sales Ratio:	37.50			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	37.50	37.50	37.50			37.50	37.50	N/A	15,000	5,625
326	1	68.13	68.13	68.13			68.13	68.13	N/A	15,000	10,220
334	2	102.30	102.30	102.30	0.00	100.00	102.30	102.30	N/A	10,000	10,230
342	1	94.76	94.76	94.76			94.76	94.76	N/A	92,250	87,415
350	1	90.85	90.85	90.85			90.85	90.85	N/A	30,000	27,255
406	5	100.20	94.84	94.11	7.62	100.77	71.85	103.45	N/A	18,086	17,022
421	1	79.11	79.11	79.11			79.11	79.11	N/A	22,500	17,800
442	1	100.22	100.22	100.22			100.22	100.22	N/A	25,000	25,055
493	1	87.82	87.82	87.82			87.82	87.82	N/A	25,000	21,955
528	1	94.33	94.33	94.33			94.33	94.33	N/A	12,000	11,320
532	1	75.13	75.13	75.13			75.13	75.13	N/A	20,000	15,025
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452
04											
ALL	16	94.55	87.91	89.12	13.04	98.65	37.50	103.45	75.13 to 102.30	22,949	20,452

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	65	MEDIAN:	67	COV:	20.84	95% Median C.I.:	63.41 to 73.58	(!: Derived)
(AgLand) TOTAL Sales Price:	15,622,865	WGT. MEAN:	67	STD:	14.39	95% Wgt. Mean C.I.:	63.78 to 70.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,604,865	MEAN:	69	AVG.ABS.DEV:	11.19	95% Mean C.I.:	65.55 to 72.55	
(AgLand) TOTAL Assessed Value:	10,472,255							
AVG. Adj. Sales Price:	240,074	COD:	16.68	MAX Sales Ratio:	108.20			
AVG. Assessed Value:	161,111	PRD:	102.89	MIN Sales Ratio:	35.42			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	82.17	79.94	81.66	8.33	97.89	68.56	89.10	N/A	169,133	138,121
10/01/03 TO 12/31/03	3	63.56	71.15	70.06	13.55	101.56	62.03	87.86	N/A	58,200	40,773
01/01/04 TO 03/31/04	6	75.10	76.70	77.11	6.74	99.48	65.73	88.85	65.73 to 88.85	373,946	288,339
04/01/04 TO 06/30/04	2	70.86	70.86	73.53	5.67	96.37	66.84	74.88	N/A	225,500	165,800
07/01/04 TO 09/30/04	5	66.73	74.56	74.92	21.33	99.52	50.81	98.73	N/A	227,819	170,686
10/01/04 TO 12/31/04	3	58.95	61.59	59.90	4.80	102.82	58.67	67.16	N/A	285,386	170,958
01/01/05 TO 03/31/05	13	64.85	69.76	64.09	17.33	108.84	52.18	108.20	54.67 to 76.26	254,779	163,297
04/01/05 TO 06/30/05	7	58.14	61.87	62.40	22.21	99.15	40.80	84.11	40.80 to 84.11	186,728	116,519
07/01/05 TO 09/30/05	5	63.11	68.45	64.80	12.50	105.63	58.65	90.17	N/A	308,420	199,870
10/01/05 TO 12/31/05	6	75.65	76.60	73.54	12.19	104.16	57.48	96.36	57.48 to 96.36	118,350	87,036
01/01/06 TO 03/31/06	9	62.26	59.92	59.58	16.38	100.57	35.42	75.14	48.81 to 74.17	297,500	177,244
04/01/06 TO 06/30/06	3	62.34	64.72	66.13	13.19	97.86	53.57	78.24	N/A	228,000	150,786
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	74.97	75.37	76.95	9.89	97.95	62.03	89.10	65.73 to 87.86	241,191	185,594
07/01/04 TO 06/30/05	28	65.75	67.77	65.08	18.15	104.13	40.80	108.20	58.67 to 71.94	236,231	153,743
07/01/05 TO 06/30/06	23	63.11	66.75	63.58	17.32	104.99	35.42	96.36	58.65 to 74.17	244,073	155,179
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	70.65	72.47	73.09	13.84	99.15	50.81	98.73	65.73 to 81.31	293,121	214,246
01/01/05 TO 12/31/05	31	67.10	69.09	64.91	17.66	106.45	40.80	108.20	60.97 to 73.97	221,659	143,873
<u>ALL</u>											
	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	65	MEDIAN:	67	COV:	20.84	95% Median C.I.:	63.41 to 73.58	(!: Derived)
(AgLand) TOTAL Sales Price:	15,622,865	WGT. MEAN:	67	STD:	14.39	95% Wgt. Mean C.I.:	63.78 to 70.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,604,865	MEAN:	69	AVG.ABS.DEV:	11.19	95% Mean C.I.:	65.55 to 72.55	
(AgLand) TOTAL Assessed Value:	10,472,255							
AVG. Adj. Sales Price:	240,074	COD:	16.68	MAX Sales Ratio:	108.20			
AVG. Assessed Value:	161,111	PRD:	102.89	MIN Sales Ratio:	35.42			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2637	1	66.84	66.84	66.84			66.84	66.84	N/A	76,000	50,800
2639	1	40.80	40.80	40.80			40.80	40.80	N/A	132,000	53,850
2701	9	63.11	62.68	62.03	14.75	101.04	35.42	76.26	48.81 to 74.17	196,529	121,905
2703	3	63.41	62.51	62.28	10.39	100.36	52.18	71.94	N/A	312,753	194,798
2705	5	67.10	74.28	75.28	22.27	98.68	50.81	108.20	N/A	137,012	103,137
2707	3	96.36	94.83	90.55	3.61	104.73	88.85	99.28	N/A	188,166	170,385
2929	7	62.26	66.20	58.92	16.64	112.36	51.78	87.86	51.78 to 87.86	228,442	134,596
2931	10	75.45	74.97	71.86	17.05	104.33	47.62	98.73	60.97 to 89.89	242,974	174,602
2933	5	65.73	66.15	65.29	9.97	101.31	57.48	82.17	N/A	268,680	175,434
2935	7	64.85	63.86	62.39	7.74	102.34	54.67	71.28	54.67 to 71.28	256,414	159,984
2997	7	58.67	65.19	60.30	16.58	108.11	52.78	90.17	52.78 to 90.17	240,980	145,308
2999	2	69.22	69.22	73.67	8.18	93.96	63.56	74.88	N/A	210,000	154,700
3003	5	75.14	77.47	76.05	3.15	101.87	75.06	83.78	N/A	433,256	329,480
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111
AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111
STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	65	MEDIAN:	67	COV:	20.84	95% Median C.I.:	63.41 to 73.58	(! : Derived)
(AgLand) TOTAL Sales Price:	15,622,865	WGT. MEAN:	67	STD:	14.39	95% Wgt. Mean C.I.:	63.78 to 70.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,604,865	MEAN:	69	AVG.ABS.DEV:	11.19	95% Mean C.I.:	65.55 to 72.55	
(AgLand) TOTAL Assessed Value:	10,472,255							
AVG. Adj. Sales Price:	240,074	COD:	16.68	MAX Sales Ratio:	108.20			
AVG. Assessed Value:	161,111	PRD:	102.89	MIN Sales Ratio:	35.42			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030	3	63.98	62.24	65.61	11.01	94.87	50.81	71.94	N/A	92,550	60,721
71-0001											
72-0015	5	74.88	75.76	78.56	11.35	96.44	63.56	89.10	N/A	187,800	147,528
72-0019	24	66.79	71.67	67.42	18.37	106.30	47.62	108.20	60.97 to 81.31	263,445	177,612
72-0032	20	62.73	62.95	61.18	15.25	102.90	35.42	90.17	56.58 to 71.28	227,223	139,011
72-0075	10	75.14	76.24	75.08	10.69	101.55	53.57	96.36	62.26 to 87.86	268,588	201,655
80-0567	3	58.67	60.36	59.03	8.35	102.26	53.86	68.56	N/A	278,386	164,325
NonValid School											
____ALL____	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	3	63.56	57.72	57.41	20.32	100.53	35.42	74.17	N/A	28,000	16,075
30.01 TO 50.00	7	67.16	61.73	61.29	15.87	100.72	40.80	76.26	40.80 to 76.26	80,894	49,580
50.01 TO 100.00	26	66.97	70.08	66.69	16.97	105.09	47.62	99.28	58.95 to 75.00	161,139	107,459
100.01 TO 180.00	21	66.73	71.48	66.77	17.28	107.06	48.81	108.20	62.26 to 78.24	304,795	203,502
180.01 TO 330.00	7	75.06	71.21	69.81	10.43	102.01	51.78	88.85	51.78 to 88.85	561,755	392,148
330.01 TO 650.00	1	61.21	61.21	61.21			61.21	61.21	N/A	432,000	264,430
____ALL____	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	69.22	67.54	66.58	13.54	101.44	52.18	82.17	52.18 to 82.17	215,257	143,323
DRY-N/A	10	75.72	76.78	75.70	11.80	101.43	47.62	98.73	70.70 to 90.17	124,920	94,566
GRASS	7	63.98	66.92	68.26	16.00	98.03	50.81	99.28	50.81 to 99.28	75,378	51,457
GRASS-N/A	8	77.74	76.71	72.90	21.52	105.21	35.42	108.20	35.42 to 108.20	137,637	100,343
IRRGTD	19	66.65	66.79	68.03	12.76	98.18	40.80	89.89	58.95 to 75.06	340,226	231,468
IRRGTD-N/A	15	63.41	64.25	62.48	13.88	102.84	48.81	88.85	53.86 to 71.28	331,404	207,053
____ALL____	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

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(AgLand) TOTAL Sales Price:	15,622,865	WGT. MEAN:	67	STD:	14.39	95% Wgt. Mean C.I.:	63.78 to 70.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,604,865	MEAN:	69	AVG.ABS.DEV:	11.19	95% Mean C.I.:	65.55 to 72.55	
(AgLand) TOTAL Assessed Value:	10,472,255							
AVG. Adj. Sales Price:	240,074	COD:	16.68	MAX Sales Ratio:	108.20			
AVG. Assessed Value:	161,111	PRD:	102.89	MIN Sales Ratio:	35.42			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	71.76	67.05	65.25	11.83	102.77	47.62	82.17	52.18 to 75.00	173,454	113,171
DRY-N/A	6	81.18	83.76	83.59	8.93	100.20	73.97	98.73	73.97 to 98.73	134,366	112,315
GRASS	8	63.01	66.21	65.09	14.76	101.72	50.81	99.28	50.81 to 99.28	119,956	78,078
GRASS-N/A	7	81.31	78.92	80.45	19.98	98.09	35.42	108.20	35.42 to 108.20	95,585	76,902
IRRGTD	28	66.19	66.34	67.05	14.09	98.94	40.80	89.89	58.95 to 71.28	338,639	227,066
IRRGTD-N/A	6	62.83	62.57	58.66	8.24	106.67	51.78	76.26	51.78 to 76.26	325,579	190,972
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	15	74.13	73.27	70.98	13.18	103.23	47.62	98.73	64.85 to 82.17	164,716	116,921
DRY-N/A	1	73.97	73.97	73.97			73.97	73.97	N/A	70,000	51,780
GRASS	11	66.84	70.59	68.71	17.19	102.73	50.81	99.28	53.57 to 96.36	130,377	89,587
GRASS-N/A	4	81.02	76.41	91.21	26.68	83.78	35.42	108.20	N/A	48,650	44,372
IRRGTD	33	63.56	65.78	65.69	14.09	100.14	40.80	89.89	58.95 to 68.56	339,632	223,092
IRRGTD-N/A	1	62.26	62.26	62.26			62.26	62.26	N/A	227,500	141,650
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	54.80	54.80	50.32	35.36	108.89	35.42	74.17	N/A	19,500	9,812
30000 TO 59999	6	68.19	70.83	71.42	21.78	99.17	50.81	96.36	50.81 to 96.36	46,183	32,985
60000 TO 99999	7	70.70	73.29	72.36	11.45	101.30	62.03	99.28	62.03 to 99.28	79,180	57,292
100000 TO 149999	9	74.13	77.98	76.93	19.61	101.37	40.80	108.20	67.16 to 98.73	122,916	94,559
150000 TO 249999	18	68.97	68.27	67.70	16.00	100.84	47.62	89.10	57.48 to 78.24	198,775	134,565
250000 TO 499999	18	62.73	64.96	64.70	11.63	100.40	48.81	89.89	58.67 to 67.10	379,889	245,769
500000 +	5	75.06	68.11	67.14	9.35	101.44	51.78	75.14	N/A	642,458	431,322
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	10,472,255							
AVG. Adj. Sales Price:	240,074	COD:	16.68	MAX Sales Ratio:	108.20			
AVG. Assessed Value:	161,111	PRD:	102.89	MIN Sales Ratio:	35.42			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	35.42	35.42	35.42			35.42	35.42	N/A	24,000	8,500
Total \$											
1 TO 9999	1	35.42	35.42	35.42			35.42	35.42	N/A	24,000	8,500
10000 TO 29999	4	58.57	60.53	57.82	14.24	104.69	50.81	74.17	N/A	36,500	21,103
30000 TO 59999	9	72.82	73.77	68.50	18.89	107.70	40.80	99.28	62.03 to 96.36	72,233	49,478
60000 TO 99999	6	69.63	67.41	64.74	9.04	104.12	47.62	76.26	47.62 to 76.26	123,377	79,872
100000 TO 149999	19	75.00	72.66	69.06	18.42	105.22	48.81	108.20	57.48 to 83.78	177,518	122,590
150000 TO 249999	12	66.88	68.97	67.79	11.52	101.74	52.78	89.89	58.95 to 73.58	278,808	189,015
250000 TO 499999	14	63.26	66.71	66.30	11.81	100.60	51.78	88.85	58.67 to 75.14	523,282	346,956
ALL	65	67.10	69.05	67.11	16.68	102.89	35.42	108.20	63.41 to 73.58	240,074	161,111

2007 Assessment Survey for Polk County

I. General Information

A. Staffing and Funding Information

The Polk County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate.

1. **Deputy on staff:** One, and also holds a current assessor certificate
2. **Appraiser(s) on staff:** None
3. **Other full-time employees:** One
(Does not include anyone counted in 1 and 2 above)
4. **Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
5. **Number of shared employees:** One, there is access to a shared employee
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. **Assessor's requested budget for current fiscal year: \$90,956**
(This would be the "total budget" for the assessor's office)
7. **Part of the budget that is dedicated to the computer system.** Computer costs, software, machine replacement is paid from inheritance tax.
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):
8. **Adopted budget, or granted budget if different from above: \$90,956**
9. **Amount of total budget set aside for appraisal work:** \$2,400, in the budget
10. **Amount of the total budget set aside for education/workshops:** \$2,000
11. **Appraisal/Reappraisal budget, if not part of the total budget:** \$62,200 consisting of \$20,000 for GIS, \$7,200 for Appraiser (contract) and 35,000 one year funding of a two year reappraisal.
12. **Other miscellaneous funds:** \$24,000 approximate cost that is from the county general budget in addition there is \$1775 of the original budget request was funded

from inheritance tax receipts. Nothing – other than there are funds available for emergency equipment replacement through the county board.

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$90,956

a. Was any of last year's budget not used? None

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** Assessor and the contract appraiser
- 2. Valuation done by:** Contract appraiser
- 3. Pickup work done by:** Assessor and the contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	102			102

The zoning department doesn't number or separate the permits, and when the assessors office receive information on changes, other than through an actual permit, the county enters the information in the system the same way they would if it were a permit. The above mentioned permits are not separated between the residential, commercial or agricultural property types.

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?

Urban: 2005

Suburban: 2006

Rural: 2006

Urban: 2001 Osceola and Stromsburg, 2002, Shelby, 2005, Polk – Costing dates are identified but there have been current cost multipliers to bring the older costing dates to a more current status.

5. What was the last year the depreciation schedule for this property class was developed using market-derived information?

Urban: 2005

Suburban: 2006

Rural: 2006

Follows the same time table as noted on previous question

6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** N/A Cost approach to value is predominantly used.
7. **Number of market areas/neighborhoods for this property class:** 6
8. **How are these defined?** Location as the four villages and towns, lake properties and all non urban
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the location “suburban” mean something other than rural residential?** No the suburban location is valued and appraised the same as the rural properties. *(that is, does the “suburban” location have its own market?)*
11. **Are the county’s Ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Contract appraiser
2. **Valuation done by:** Contract appraiser
3. **Pickup work done by whom:** Contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	3			3

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?**
 Urban: 2002 Suburban: 2002 Rural: 2002
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?**
 Urban: 2002 Suburban: 2002 Rural: 2002

 Urban: 2002 All areas except Polk which was completed in 2005
 2006 The depreciation in Stromsburg was adjusted to follow the market.
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The income approach is

used for a select group of properties when there is adequate market information available.

7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** N/A
8. **Number of market areas/neighborhoods for this property class?** 4 each town and village and 1 Suburban/Rural, There is a different depreciation schedule developed for each town and one for the rural properties
9. **How are these defined?** There is a different depreciation schedule developed for each town and one for the rural properties
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the location “suburban” mean something other than rural commercial?** No the suburban location is valued and appraised the same as the rural properties. *(that is, does the “suburban” location have its own market?)*

D. Agricultural Appraisal Information

1. **Data collection done by:** Assessor
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural				

The rural permits were mixed in with the residential count.

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Not at this time but there is a defined structures as how these parcels are coded.
 - a. **How is your agricultural land defined?** The county is following current regulations to identify the classification of agricultural land.
5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1974

- 7. What date was the last countywide land use study completed?** 2005 also the land use study was refined in 2006 using GIS and FSA information. This is a continuous process in addition the operators are providing better information through the cooperation with the NRD's and FSA offices.
- a. By what method?** Physical inspections land use maps on the GIS and using FSA maps (**Physical inspection, FSA maps, etc.**)
- b. By whom?** Assessment Staff
- c. What proportion is complete / implemented at this time?** This is a continual process using various processes using physical inspections and available maps.
- 8. Number of market areas/neighborhoods for this property class:** One
- 9. How are these defined?** The entire county
- 10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No

E. Computer, Automation Information and GIS

- 1. Administrative software:** TerraScan
- 2. CAMA software:** TerraScan
- 3. Cadastral maps: Are they currently being used?** Yes
- a. Who maintains the Cadastral Maps?** The assessment staff maintains the paper copy of the cadastral maps.
- 4. Does the county have GIS software?** Again the assessment staff maintains the paper copy of the cadastral map which are being transferred to GIS, the base being the 1999 DOQQ's with 2005 FSA aerial imagery being used in the GIS
- a. Who maintains the GIS software and maps?** GIS Workshop maintains the software and Assessor and staff maintains the maps.
- 5. Personal Property software:** TerraScan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned?

Osceola *

Shelby

Polk

Stromsburg

* County Seat

c. When was zoning implemented? 2002 there have been no changes to the comprehensive plan at this time

G. Contracted Services

- 1. Appraisal Services:** Jon Fritz appraisal: with an ongoing agreement for appraisal maintenance and assistance with pickup work, approximately 2 days per month. *(are these contracted, or conducted "in-house?")*
- 2. Other Services:** Terra Scan – ASI program support for the administrative and appraisal software, GIS programming, programming support and instruction provided by GIS Workshop.

II. Assessment Actions

2007 Assessment Actions taken to address the following property classes/subclasses:

- 1. Residential** — The rural reappraisal is in progress and is in the second year of a two year process and the new values will be put on in 2007. Lake properties are being reviewed due to the many changes in the zoning and in one area the sale of the land interest to the IOLL interest at one of the lakes. At this time a combined analysis completed by the county of the lakes parcels that also include the IOLL parcels still measures within the acceptable range. Building permits and pickup work was completed as scheduled.
- 2. Commercial** — All commercial values were reviewed. There are not a lot of commercial sales but the sales are indicating a stable market at this time. Building permits and pickup work was completed as scheduled.
- 3. Agricultural**— Market analysis indicated increases in most LCG's of irrigated land by an average of \$300 per acre. The dryland values are stable. And the three lowest LCG levels of grass were increased an average of \$20 per acre. Building permits, pickup work and land use reviews were completed as scheduled.

County 72 - Polk

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,462	Value 663,039,255	Total Growth 2,651,845 (Sum 17, 25, & 41)
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Schedule I:Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	162	470,442	11	22,010	43	667,955	216	1,160,407	
2. Res Improv Land	1,360	6,290,023	50	746,935	259	4,499,140	1,669	11,536,098	
3. Res Improvements	1,383	58,169,395	51	4,196,995	340	25,893,000	1,774	88,259,390	
4. Res Total	1,545	64,929,860	62	4,965,940	383	31,060,095	1,990	100,955,895	825,025
% of Total	77.63	64.31	3.11	4.91	19.24	30.76	36.43	15.22	31.11
5. Rec UnImp Land	0	0	0	0	23	1,296,680	23	1,296,680	
6. Rec Improv Land	0	0	0	0	5	41,900	5	41,900	
7. Rec Improvements	0	0	7	245,760	245	4,490,925	252	4,736,685	
8. Rec Total	0	0	7	245,760	268	5,829,505	275	6,075,265	101,470
% of Total	0.00	0.00	2.54	4.04	97.45	95.95	5.03	0.91	3.82
Res+Rec Total	1,545	64,929,860	69	5,211,700	651	36,889,600	2,265	107,031,160	926,495
% of Total	68.21	60.66	3.04	4.86	28.74	34.46	41.46	16.14	34.93

County 72 - Polk

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,462	Value 663,039,255	Total Growth 2,651,845 (Sum 17, 25, & 41)
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Schedule I:Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	41	195,175	1	1,375	3	30,645	45	227,195	
10. Comm Improv Land	200	1,031,475	13	195,150	30	1,336,370	243	2,562,995	
11. Comm Improvements	219	11,228,655	15	4,561,130	33	10,731,200	267	26,520,985	
12. Comm Total	260	12,455,305	16	4,757,655	36	12,098,215	312	29,311,175	11,275
% of Total	83.33	42.49	5.12	16.23	11.53	41.27	5.71	4.42	0.42
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	1	11,775	0	0	1	91,475	2	103,250	
15. Ind Improvements	1	118,885	0	0	1	671,145	2	790,030	
16. Ind Total	1	130,660	0	0	1	762,620	2	893,280	248,670
% of Total	50.00	14.62	0.00	0.00	50.00	85.37	0.03	0.13	9.37
Comm+Ind Total	261	12,585,965	16	4,757,655	37	12,860,835	314	30,204,455	259,945
% of Total	83.12	41.66	5.09	15.75	11.78	42.57	5.74	4.55	9.80
17. Taxable Total	1,806	77,515,825	85	9,969,355	688	49,750,435	2,579	137,235,615	1,186,440
% of Total	70.02	56.48	3.29	3.79	26.67	26.88	47.21	20.69	44.74

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Schedule II: Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	197	5,223,705	3,130,540	0	0	0
19. Commercial	68	1,697,755	414,555	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	197	5,223,705	3,130,540
19. Commercial	0	0	0	68	1,697,755	414,555
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				265	6,921,460	3,545,095

Schedule III: Mineral Interest Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	0	0	0

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	183	7	215	405

Schedule V: Agricultural Records

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	17	128,560	137	19,676,275	1,613	249,196,960	1,767	269,001,795
28. Ag-Improved Land	1	3,270	82	10,131,455	950	174,741,430	1,033	184,876,155
29. Ag-Improvements	3	12,725	86	6,573,215	1,027	65,339,750	1,116	71,925,690
30. Ag-Total Taxable							2,883	525,803,640

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	0	0.000	0	46	46.000	552,000
33. HomeSite Improvements	0		0	48		4,917,050
34. HomeSite Total						
35. FarmSite UnImp Land	0	0.000	0	6	23.570	31,140
36. FarmSite Impr Land	0	0.000	0	80	294.690	560,900
37. FarmSite Improv	3		12,725	81		1,656,165
38. FarmSite Total						
39. Road & Ditches		0.000			342.940	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	2	2.000	24,000	2	2.000	24,000	
32. HomeSite Improv Land	574	581.370	7,020,000	620	627.370	7,572,000	
33. HomeSite Improvements	572		47,453,880	620		52,370,930	1,465,405
34. HomeSite Total				622	629.370	59,966,930	
35. FarmSite UnImp Land	44	133.310	214,130	50	156.880	245,270	
36. FarmSite Impr Land	915	2,647.490	5,293,345	995	2,942.180	5,854,245	
37. FarmSite Improv	981		17,885,870	1,065		19,554,760	0
38. FarmSite Total				1,115	3,099.060	25,654,275	
39. Road & Ditches		5,359.660			5,702.600		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,737	9,431.030	85,621,205	1,465,405

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	79.450	51,660	1	79.450	51,660

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2	256.900	282,470	2	256.900	282,470
44. Recapture Val			282,470			282,470

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	15.190	35,695	7,716.630	18,075,830	90,389.170	211,861,945	98,120.990	229,973,470
46. 1A	4.000	8,000	974.590	1,949,180	19,263.900	38,471,200	20,242.490	40,428,380
47. 2A1	0.000	0	84.570	152,225	10,677.880	19,187,570	10,762.450	19,339,795
48. 2A	0.000	0	431.710	712,320	9,994.760	16,422,625	10,426.470	17,134,945
49. 3A1	0.000	0	845.860	1,325,835	7,521.320	12,016,960	8,367.180	13,342,795
50. 3A	0.000	0	0.000	0	6,403.580	8,939,255	6,403.580	8,939,255
51. 4A1	0.000	0	788.520	1,020,160	8,195.570	10,603,190	8,984.090	11,623,350
52. 4A	0.000	0	240.820	238,475	4,070.510	4,044,465	4,311.330	4,282,940
53. Total	19.190	43,695	11,082.700	23,474,025	156,516.690	321,547,210	167,618.580	345,064,930
Dryland:								
54. 1D1	29.570	47,320	2,146.010	3,415,535	24,443.740	38,847,395	26,619.320	42,310,250
55. 1D	8.830	12,890	257.410	375,815	8,839.850	12,851,570	9,106.090	13,240,275
56. 2D1	7.000	6,510	143.270	133,235	2,099.250	1,951,820	2,249.520	2,091,565
57. 2D	1.270	1,180	144.580	134,460	3,982.710	3,697,925	4,128.560	3,833,565
58. 3D1	9.000	6,930	285.090	219,525	1,637.290	1,260,410	1,931.380	1,486,865
59. 3D	0.000	0	0.000	0	1,622.550	1,165,825	1,622.550	1,165,825
60. 4D1	15.900	10,655	564.710	378,365	4,504.700	3,018,155	5,085.310	3,407,175
61. 4D	3.000	1,860	148.890	92,310	2,442.780	1,514,525	2,594.670	1,608,695
62. Total	74.570	87,345	3,689.960	4,749,245	49,572.870	64,307,625	53,337.400	69,144,215
Grass:								
63. 1G1	1.050	790	118.360	77,715	1,512.790	932,225	1,632.200	1,010,730
64. 1G	0.000	0	26.470	18,455	827.150	565,215	853.620	583,670
65. 2G1	0.000	0	70.050	50,365	2,002.600	1,428,810	2,072.650	1,479,175
66. 2G	0.000	0	49.240	34,335	4,178.650	3,081,015	4,227.890	3,115,350
67. 3G1	0.000	0	69.000	48,430	687.990	503,250	756.990	551,680
68. 3G	0.000	0	0.000	0	10,210.060	7,182,555	10,210.060	7,182,555
69. 4G1	0.000	0	124.490	78,325	6,214.890	4,031,305	6,339.380	4,109,630
70. 4G	0.000	0	248.690	131,915	13,358.810	7,242,215	13,607.500	7,374,130
71. Total	1.050	790	706.300	439,540	38,992.940	24,966,590	39,700.290	25,406,920
72. Waste	0.000	0	22.000	880	110.550	4,420	132.550	5,300
73. Other	0.000	0	0.000	0	1,603.050	561,070	1,603.050	561,070
74. Exempt	0.000		0.000		17.750		17.750	
75. Total	94.810	131,830	15,500.960	28,663,690	246,796.100	411,386,915	262,391.870	440,182,435

County 72 - Polk

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Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	19.190	43,695	11,082.700	23,474,025	156,516.690	321,547,210	167,618.580	345,064,930
77.Dry Land	74.570	87,345	3,689.960	4,749,245	49,572.870	64,307,625	53,337.400	69,144,215
78.Grass	1.050	790	706.300	439,540	38,992.940	24,966,590	39,700.290	25,406,920
79.Waste	0.000	0	22.000	880	110.550	4,420	132.550	5,300
80.Other	0.000	0	0.000	0	1,603.050	561,070	1,603.050	561,070
81.Exempt	0.000	0	0.000	0	17.750	0	17.750	0
82.Total	94.810	131,830	15,500.960	28,663,690	246,796.100	411,386,915	262,391.870	440,182,435

2007 Agricultural Land Detail

County 72 - Polk

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	98,120.990	58.54%	229,973,470	66.65%	2,343.774
1A	20,242.490	12.08%	40,428,380	11.72%	1,997.203
2A1	10,762.450	6.42%	19,339,795	5.60%	1,796.969
2A	10,426.470	6.22%	17,134,945	4.97%	1,643.408
3A1	8,367.180	4.99%	13,342,795	3.87%	1,594.658
3A	6,403.580	3.82%	8,939,255	2.59%	1,395.977
4A1	8,984.090	5.36%	11,623,350	3.37%	1,293.770
4A	4,311.330	2.57%	4,282,940	1.24%	993.415
Irrigated Total	167,618.580	100.00%	345,064,930	100.00%	2,058.631

Dry:

1D1	26,619.320	49.91%	42,310,250	61.19%	1,589.456
1D	9,106.090	17.07%	13,240,275	19.15%	1,454.002
2D1	2,249.520	4.22%	2,091,565	3.02%	929.782
2D	4,128.560	7.74%	3,833,565	5.54%	928.547
3D1	1,931.380	3.62%	1,486,865	2.15%	769.845
3D	1,622.550	3.04%	1,165,825	1.69%	718.514
4D1	5,085.310	9.53%	3,407,175	4.93%	670.003
4D	2,594.670	4.86%	1,608,695	2.33%	619.999
Dry Total	53,337.400	100.00%	69,144,215	100.00%	1,296.355

Grass:

1G1	1,632.200	4.11%	1,010,730	3.98%	619.243
1G	853.620	2.15%	583,670	2.30%	683.758
2G1	2,072.650	5.22%	1,479,175	5.82%	713.663
2G	4,227.890	10.65%	3,115,350	12.26%	736.856
3G1	756.990	1.91%	551,680	2.17%	728.781
3G	10,210.060	25.72%	7,182,555	28.27%	703.478
4G1	6,339.380	15.97%	4,109,630	16.18%	648.270
4G	13,607.500	34.28%	7,374,130	29.02%	541.916
Grass Total	39,700.290	100.00%	25,406,920	100.00%	639.968

Irrigated Total	167,618.580	63.88%	345,064,930	78.39%	2,058.631
Dry Total	53,337.400	20.33%	69,144,215	15.71%	1,296.355
Grass Total	39,700.290	15.13%	25,406,920	5.77%	639.968
Waste	132.550	0.05%	5,300	0.00%	39.984
Other	1,603.050	0.61%	561,070	0.13%	350.001
Exempt	17.750	0.01%			
Market Area Total	262,391.870	100.00%	440,182,435	100.00%	1,677.576

As Related to the County as a Whole

Irrigated Total	167,618.580	100.00%	345,064,930	100.00%	
Dry Total	53,337.400	100.00%	69,144,215	100.00%	
Grass Total	39,700.290	100.00%	25,406,920	100.00%	
Waste	132.550	100.00%	5,300	100.00%	
Other	1,603.050	100.00%	561,070	100.00%	
Exempt	17.750	100.00%			
Market Area Total	262,391.870	100.00%	440,182,435	100.00%	

2007 Agricultural Land Detail

County 72 - Polk

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	19.190	43,695	11,082.700	23,474,025	156,516.690	321,547,210
Dry	74.570	87,345	3,689.960	4,749,245	49,572.870	64,307,625
Grass	1.050	790	706.300	439,540	38,992.940	24,966,590
Waste	0.000	0	22.000	880	110.550	4,420
Other	0.000	0	0.000	0	1,603.050	561,070
Exempt	0.000	0	0.000	0	17.750	0
Total	94.810	131,830	15,500.960	28,663,690	246,796.100	411,386,915

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	167,618.580	345,064,930	167,618.580	63.88%	345,064,930	78.39%	2,058.631
Dry	53,337.400	69,144,215	53,337.400	20.33%	69,144,215	15.71%	1,296.355
Grass	39,700.290	25,406,920	39,700.290	15.13%	25,406,920	5.77%	639.968
Waste	132.550	5,300	132.550	0.05%	5,300	0.00%	39.984
Other	1,603.050	561,070	1,603.050	0.61%	561,070	0.13%	350.001
Exempt	17.750	0	17.750	0.01%	0	0.00%	0.000
Total	262,391.870	440,182,435	262,391.870	100.00%	440,182,435	100.00%	1,677.576

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Polk County
Assessment Years 2007, 2008 and 2009
Date: June 15, 2006

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 80% of actual value for agricultural land and horticultural land.

Reference, Neb Rev. Stat. §77-201 (R.S. Supp 2004).

General Description of Real Property in Polk County:

Per the 2006 Abstract, Polk County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1982	36%	16%
Commercial	324	6%	5%
Industrial	2	0%	0%
Recreational	280	5%	1%
Agricultural	2882	53%	78%

Agricultural Land: Polk County consists of 262,373 taxable ag land acres. Of those acres, 63% are irrigated cropland, 21% are dry cropland, 15% are grass/pasture and 1% are used for other agricultural purposes.

New Property: Specific numbers of permits and/or information statements for each property type are not tracked. One of our villages rarely enforces the need for a building permit within their jurisdiction – or perhaps they don't feel the need to share the information with the assessor's office. 82 Permits were received in 2005 through the County Zoning Administrator. In addition, 19 urban properties added value attributable to growth in 2005.

For more information, see the 2006 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

- A) *Staff/Budget/Training* – The office staff consists of the assessor, a certified deputy assessor and one office clerk. Each staff member is expected to be knowledgeable in all aspects of the daily office operation, with varying degrees of responsibility. A shared employee is available if needed, however, due to continuity and training issues, she is rarely used by our office. Jon Fritz, of Fritz Appraisal Company, is paid a monthly retainer fee, working 2 days per month, for pick-up work and appraisal maintenance. Mr. Fritz is a Certified General Appraiser, who has been involved in mass appraisal for many years. His credentials qualify him for all forms of appraisal work. Our budget for FY 2005-2006 was \$88,738. That budget was limited to a 2½% increase from the previous year on non-salary expenses. Funding for reappraisal projects, as well as 75% of the monthly retainer for the appraiser, have been paid through Inheritance Tax funds. An additional \$1,775 was requested for office equipment and additional supplies related to the reappraisal, which was also funded through Inheritance Tax. Employee benefits, such as FICA, health insurance, etc., are funded through a general source, rather than through the assessor's budget. All but about \$150 of the 2005-2006 budget was spent. Line items over-spent on this budget were generally related to office supplies. It was necessary to cut spending for supplies in half last year, because of additional education-related expenses. This year the assessor and the deputy both had enough education hours, so only a limited amount was spent in that area. We should be able to balance out this inconsistency for next year.
- B) *Maps and Aerial Photos* – The cadastral maps currently in use were purchased in 1973 and are showing a great deal of wear. Ownership changes are kept current with each group of transfer statements received. We are working toward linking GIS with our Terra Scan system, eliminating the need for maintaining the cadastrals. A set of slides

was purchased from the Farm Services Agency, showing 2002 land use – GIS has 2003 and 2005 imagery. Aerial photos of all rural improved properties were taken in the Fall of 2002. Each photo was scanned into the computer and linked to the proper parcel. A hard copy of each photo is filed in the property record card.

- C) *Property Record Cards* – The office still maintains a hard copy of the property record card, even though most of the information can be accessed from the computer. The front of each card lists ownership and assessment information. For improved properties, each card has a photo of the main improvement. The oldest cards currently in use are the rural cards, which we began using following the reappraisal in 1999. We are in the process of updating those cards with new ones, as data comes in from our rural reappraisal. The computerized Property Record Card contains ownership and assessment information, scanned & digital photos, sketches, and assessment data.
- D) *Computerization* - Our assessment records are computerized and networked with the County Treasurer's office. We currently contract with Automated Systems, Inc., utilizing their Terra Scan administrative and appraisal programs. We also contracted with GIS Workshop in July 2004, for GIS applications. Computer hardware and software was updated in 2003, with additional upgrades in 2004 to accommodate GIS. Each staff member has access to Terra Scan, word processing, spreadsheet and internet software through a PC terminal. A guest terminal is available for the appraiser. ArcGIS software is available on two terminals for editing GIS information. We are in the preliminary phase of getting assessment information available on our web site. A grant application has been submitted to the Nebraska Secretary of State for assistance in funding this project.

Current Assessment Procedures for Real Property:

- A) *Discover, List & Inventory All Property* – The assessor supervises maintenance of the real estate file. Ownership changes are made by the assessor's office staff, when Real Estate Transfer Statements (Form 521) are received from the County Clerk. When building permits or other information is received regarding potential changes in property, the property record card is flagged, and a notation is made in the "building permits" section in the computer. Cards for pick-up work are given to the appraiser, who reviews the property and lists the changes. Market trends are studied, and economic depreciation adjustments are made to particular sub-classes of property when indicated. We currently maintain 3,633 parcels with improvements of some kind. We attempt to reappraise approximately 700 parcels per year, with 2 years allotted for rural reappraisal, 1 year for the towns of Shelby & Osceola, 1 year for Stromsburg & Polk, and 1 year for recreational & commercial properties. Reappraisal, of course, depends on the allotment of funds.
- B) *Data Collection* – Information for reappraisals or general pick-up work is done under the direction of the assessor and the contract appraiser. Questionnaires and interviews may be used to gather preliminary data. Field visits and inspection of the property are the primary method used to obtain, update and confirm assessment data.
- C) *Review Assessment/Sales Ratio Studies Before Assessment Actions* – The Terra Scan system has an efficient program which can process the sales file and perform assessment/sales ratio studies. Running these figures periodically, assists in identifying areas that may need attention. When problem areas show up, various solutions can be worked into the file to determine the appropriate action to take.
- D) *Sales File* – The assessor supervises maintenance of the real estate sales file. After ownership changes have been made by the office staff, transfer statements are then given

to the assessor for sales review, and for completion of the sales worksheet. A questionnaire is sent to most buyers and sellers on agricultural and residential sales. If questions exist and no response is received from the questionnaire, verification is conducted through a phone call or personal visit. Commercial sales review is done by telephone or through a personal visit. Due to the variables involved with commercial sales, a specific form has not been practical. Standard questions are asked, similar to those on the residential questionnaire, with additional questions depending on the type of business.

E) *Approaches to Value*

Market information – A sales file is maintained on improved properties, both in a paper copy and in the computer. Six sub-class divisions in the file coincide with the “Assessor Location” reported in the sales file maintained by the Nebraska Department of Property Assessment and Taxation (rural, lake and 4 towns). Economic Depreciation for each assessor location is derived from this sales file. A sales file is also maintained for ag land sales, with the valuation process being explained in #4 below.

- 1) *Market Approach* – The market approach to value is predominantly used in the valuation of unimproved agricultural land as explained in #4 below. There has been no market approach to value process set up for the residential and commercial appraisal process in the current Terra Scan appraisal package.
- 2) *Cost Approach* – The 1999 Marshall & Swift cost manual is used to price all residential properties in Polk County. The depreciation study used for the towns of Osceola & Stromsburg is from 2001. Economic depreciation was updated in 2002 for rural residential properties and lake properties, in 2005 for the Village of Polk, and in 2006 for residential properties in the Village of Shelby. A complete reappraisal is presently underway for rural residential properties. Pricing for this project will be based on the 2006 Marshall & Swift cost manual. Commercial & Industrial properties are being priced from the 2002 Marshall & Swift manual, using a depreciation study from 2002. Commercial depreciation was updated in 2006 for the City of Stromsburg. All depreciation studies have been prepared by the contract appraiser.
- 3) *Income Approach* – Income and expense data collection and analysis is all done by a Certified General Appraiser. The income approach to value is not conducive to many properties in Polk County, with its use being limited to select commercial and industrial properties.
- 4) *Land Valuation Studies* – Spread sheets are prepared annually by the assessor, to study sales of agricultural land in the County, and updates are made to adjust values to the market trends. Currently the county has not seen a need to establish different ag land market areas, nor has the need for special value been identified, though these possibilities are studied annually.

F) *Reconciliation of Final Value and Documentation* – Residential, commercial and industrial properties are predominately priced using the cost approach, with economic depreciation being derived from the market. When other approaches are used, the contract appraiser reconciles the values. Ag land is predominately priced using the market approach to value.

G) *Review Assessment/Sales Ratio Studies After Assessment Actions* – The Terra Scan sales file is updated, and statistics are reviewed to assure that the actions taken were the most appropriate.

H) *Notices and Public Relations* – Per Neb. Rev. Stat. §77-1315, on or before June 1st, a “Notice of Valuation Change” is sent to owners of real property for all parcels which have been assessed at a value different than in the previous year. Real Estate Transfer Statements filed through May 20th are reviewed to assure notification to the proper owner

of record of each affected parcel. Property owners with questions about their valuation change, are encouraged to visit with personnel in the assessor's office. The property record card is reviewed with the owner and explanations are given regarding the change.

Further explanation of the assessment process can be found in the regulations issued by the Nebraska Department of Property Assessment and Taxation, Title 350, Chapter 50.

Level of Value, Quality and Uniformity for Assessment Year 2006:

	<u>Median</u>	<u>COD*</u>	<u>PRD**</u>
Residential	97.71%	17.20	109.05
Commercial	96.36%	10.36	101.79
Agricultural Land	75.03%	21.56	107.04

*COD = Coefficient of Dispersion

**PRD = Price-Related Differential

For more information regarding statistical measures, see the 2006 Reports & Opinions.

Real Estate Assessment Actions Planned for Assessment Year 2007:

Residential:

- We will complete the reappraisal of rural improvements, and use the new values for our 2007 assessment year.
- We will request funds for the reappraisal of residential improvements in the Village of Shelby & City of Osceola. This project will consist of an exterior inspection of all properties (approximately 700 parcels), with an interior inspection when possible (as defined by Title 350, Neb. Admin. Code, REG-50).
- We will review sales for possible economic depreciation adjustments.
- We will continue data entry on GIS.
- We will complete pick-up work with the assistance of the contract appraiser.

Commercial:

- With the assistance of the contract appraiser, we will study sales to determine if an economic adjustment is necessary.
- We will continue data entry on GIS.
- We will complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- We will complete the land use layer of GIS.
- We will work with the Upper Big Blue and Central Platte Natural Resources Districts, as well as the property owners, to assure accuracy in irrigated land use.
- We will review well registration information on the Department of Natural Resources web site to assist with agricultural land use changes.
- The assessor will study sales data for possible agricultural land valuation adjustments.

Real Estate Assessment Actions Planned for Assessment Year 2008:

Residential:

- Complete the reappraisal for the Village of Shelby and the City of Osceola.
- Request funds for reappraisal of improvements in the City of Stromsburg and the Village of Polk (approximately 770 parcels).
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Commercial:

- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- Continue to study land use.
- Review sales for possible valuation adjustments.
- Continue to work with the Natural Resource Districts regarding land use.

Real Estate Assessment Actions Planned for Assessment Year 2009:

Residential:

- Complete the reappraisal for the City of Stromsburg and Village of Polk.
- Request funds for reappraisal of recreational improvements at the various lakes in Polk County (approximately 330 parcels).
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Commercial:

- Request funds for reappraisal of all commercial improvements (approximately 350 parcels).
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- Continue to study land use.
- Review sales for possible valuation adjustments.
- Continue to work with the Natural Resource Districts regarding land use.

Additional Assessment Actions:

- 1) *Record Maintenance, Mapping Updates and Ownership Changes* – Maintain assessment records for changes in real estate ownership. Continue the parcel identification process on GIS and continue into the land use layer.
- 2) *Annual Administrative Reports* required by law and/or regulation –
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T for rosters and Assessed Value Update
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of values for Board of Educational Lands & Funds properties
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
- 3) *Personal Property* – Administer annual filing of approximately 1,100 schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required. Personal Property amounts to less than 5% of our county tax base, however, administration is very time consuming. Diligent effort is given to the process by the deputy assessor and office clerk, to ensure that filings are accurate and timely, and that penalties are few.
- 4) *Permissive Exemptions* – Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
- 5) *Taxable Government Owned Property* – Review government owned property not used for public a purpose, and send notices of intent to tax.
- 6) *Homestead Exemptions* – Administer approximately 280 annual filings of applications. Review each application for approval or denial and send taxpayer notifications for denials. Send preprinted applications to all who applied the pervious year. Maintain a list of those who inquire after the filing deadlines, to send a form for next year. Continue to visit homes of those needing assistance in completing the form, but who cannot make it up to the courthouse.
- 7) *Centrally Assessed Property* – Review valuations as certified by PA&T for railroads and public service entities, establish assessment records for tax list purposes.
- 8) *Tax Increment Financing* – Maintain valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
- 9) *Tax Districts and Tax Rates* – Maintain records of taxing entity boundaries, and review for changes necessary for proper taxation of all property. Input and review tax rates, and export to county treasurer.
- 10) *Tax List & Tax Statements* – Prepare and certify the tax list to the county treasurer for real property, personal property and centrally assessed property. Prepare and deliver tax statements to the county treasurer for mailing, along with a second “drawer copy” for the treasurer’s office use.
- 11) *Tax List Corrections* – Prepare correction documents for approval by the county board.
- 12) *County Board of Equalization* – Attend all meetings pertaining to property valuation. Assemble and provide information for protest hearings.

- 13) *TERC Appeals* – Prepare and submit information and attend taxpayer appeal hearings to defend valuation before the Tax Equalization and Review Commission.
- 14) *TERC Statewide Equalization* – Attend hearings if applicable to county, defend values and implement any orders received from the Tax Equalization and Review Commission.
- 15) *Education* – Maintain certification for assessor and deputy assessor by attending meetings, workshops and educational classes to obtain continuing education as outlined in Title 350, Neb. Admin. Code, REG-71.

Conclusion:

Budget concerns have been addressed under the Staff/Budget/Training section on Page 2. While it is assumed the County Board will request that we adhere to the same budget increases for FY 2006-2007, the Assessor's budget request will reflect the anticipated needs of the office. The Central District Assessor's Association has worked with the Nebraska Assessment Education & Certification Advisory Board, to line up affordable courses, located within easy driving distance, which should help with training and mileage expenses. It is a very sad day for county government when we are forced to decide between obtaining continuing education (which is a requirement for the Assessor & Deputy) or purchasing toner for the copy machine.

I am anticipating that Fritz Appraisal Company will continue working with us on our reappraisal projects, as well as continue with annual pick-up work. He does have several experienced listers working for him, however, they live in the eastern end of the state. The prospect of driving over 150 miles round trip is rather discouraging to them. Hopefully we can come to terms on reappraisal fees that will be acceptable to both parties.

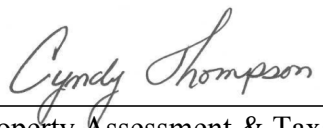
Linda D. Anderson
Polk County Assessor
June 15, 2006

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Polk County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9669.

Dated this 9th day of April, 2007.



Property Assessment & Taxation